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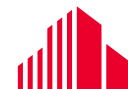
FOR SALE | COURT ORDERED SALE

2185 / 176TH STREET
SURREY, BC

PRIME POSITION IN A THRIVING COMMUNITY



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THE OPPORTUNITY

This property spans approximately 8 acres and falls within the Grandview Official Community Plan (OCP) Area #5. Situated on one of the highest points in the area, it offers the potential for stunning views from future developments. Investors can consider it a prime holding opportunity in this highly desirable region, which is poised for redevelopment.

SALIENT DETAILS

Address	2185 176th Street, Surrey
PID	011-040-441
Legal Description	LOT 5 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 84544; SECTION 18 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 3933
Current Zoning	RA - Acreage Residential Zone
OCP Designation	Suburban - Urban Reserve
Land Use Designation	4-15 Units Per Acre (Grandview Heights)
Site Area	±8 Acres
Property Taxes	\$75,038.00
Asking Price	\$21,995,000
Recent	Corporate Report R215



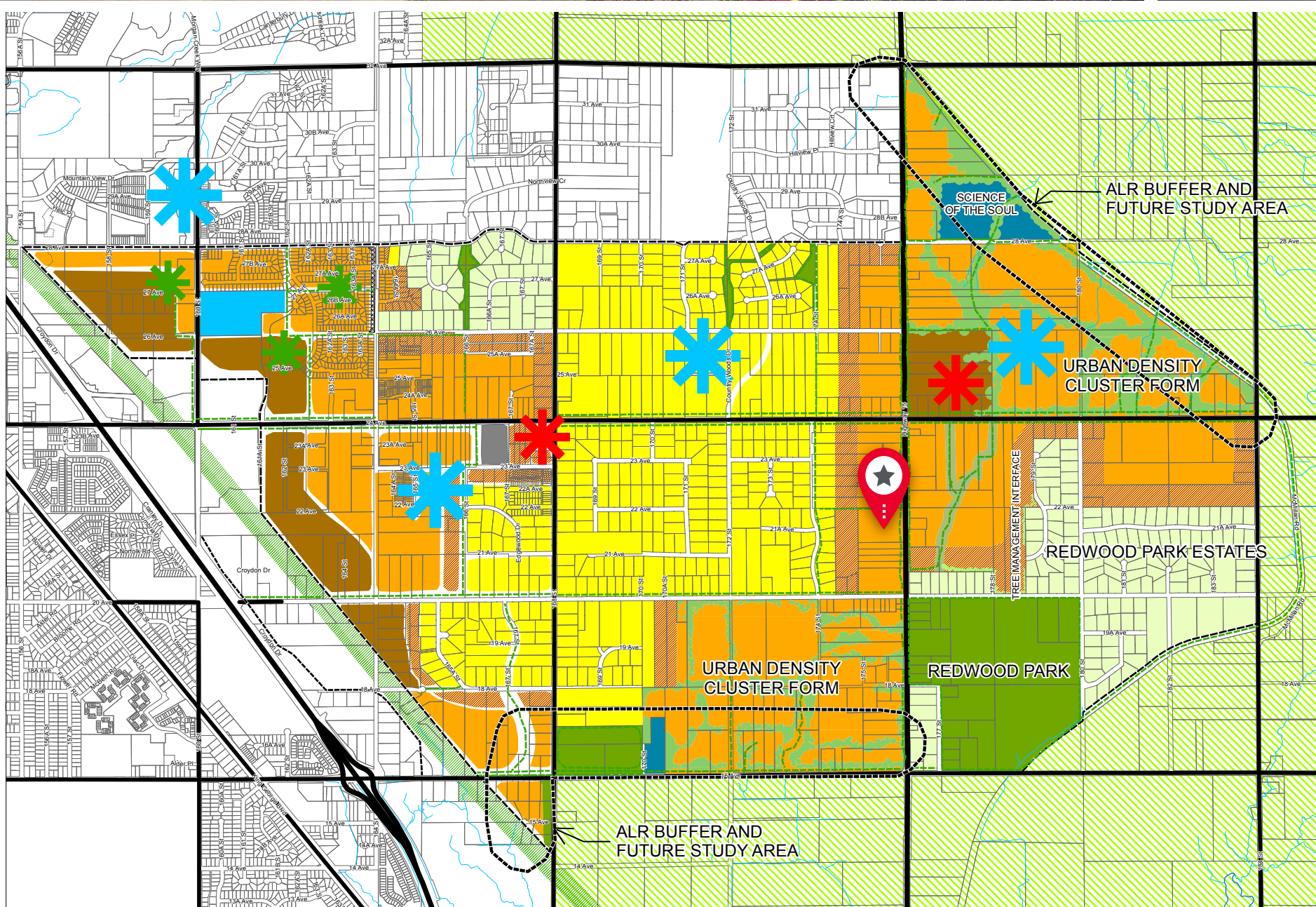


THE LOCATION

Situated in the heart of South Surrey, 2185 176th is ideally positioned within one of Surrey's most dynamic neighborhoods, known for its growth potential and strategic location characterized by its blend of residential and commercial developments, attractive suburban environment, high-quality amenities, and vibrant community life.

The site benefits from its proximity to key transportation routes, including Highway 1 and the South Surrey/White Rock area. This connectivity enhances accessibility for both residents and businesses, facilitating convenient travel across the region. The nearby King George Boulevard provides direct links to major urban centers and commercial hubs, while the future expansion of the Surrey Light Rail Transit (LRT) system promises to further improve transit options and connectivity.

The ongoing urban revitalization projects and infrastructure improvements contribute to the area's appeal, making it a prime location for investment. Located near a range of amenities, including shopping centers, educational institutions, healthcare facilities, and recreational parks. The Grandview Heights area, close to the site, offers a diverse selection of retail and dining options, while the nearby South Surrey Athletic Park and Crescent Beach provide opportunities for outdoor recreation and leisure.



CITY OF SURREY PLANNING AND DEVELOPMENT DEPARTMENT

LEGEND

- Neighbourhood Commercial
- Multiple Residential (15 to 45 upa)
- Urban Residential (4 to 15 upa)
- Transitional Density (2 to 4 upa)
- Suburban Single Family Residential
- Suburban Residential (1 u.p.a. max)
- Institutional
- Parks / Open Space
- Linkages
- Greenways
- Rural
- School/Park
- Local Park (2 to 4 AC)
- Utility Right of Way
- ALR Buffer

0 250 500 1,000 Meters

COUNCIL APPROVED AMENDED: 27 July 2015

Disclaimer: The land use maps and related information are provided for reference only and may be subject to change. All interested parties are advised to conduct their own independent inquiries regarding the land's condition, plan status, services, and other requirements before making an offer. All parties are encouraged to complete their due diligence before submitting an offer or during any conditional period (if applicable). Please note that all offers are subject to approval by the Supreme Court of Canada.

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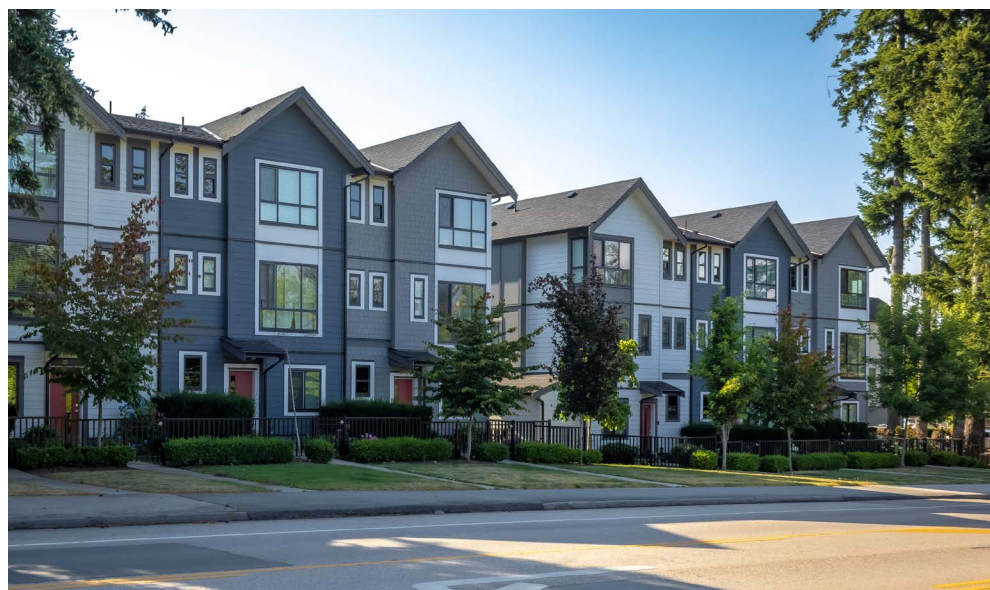
INVESTMENT HIGHLIGHTS

The future redevelopment holding parcel in South Surrey, located on one of the highest points along 176th Street, presents a unique and promising investment opportunity. As South Surrey continues to experience rapid economic growth and urban development, this parcel stands out for its strategic location and redevelopment potential. The area is highly sought after, not only for its elevated position offering stunning views but also for its proximity to essential community resources, making it an ideal site for multifamily redevelopment.

South Surrey is a rapidly growing community, fueled by an increasing population and a strong demand for housing. The area is known for its blend of urban convenience and natural beauty, with close proximity to pristine beaches, scenic farmlands, and the US border. Its connectivity to major highways ensures easy access to Greater Vancouver and beyond, while also making it a desirable location for commuters. The parcel's location near some of the best shopping, schooling, and recreational amenities in the region further enhances its appeal.

The surrounding communities, including Redwood Heights, Dart Hill, Sunnyside, and White Rock City, are all well-planned and either already thriving or currently under development. These neighborhoods are known for their quality of life, with excellent schools, parks, and shopping options that cater to a wide range of residents. The approved and in-progress developments in these areas reflect the ongoing demand for high-quality residential spaces, indicating strong potential for the redevelopment of this parcel into a multifamily housing project that meets the needs of the growing population.

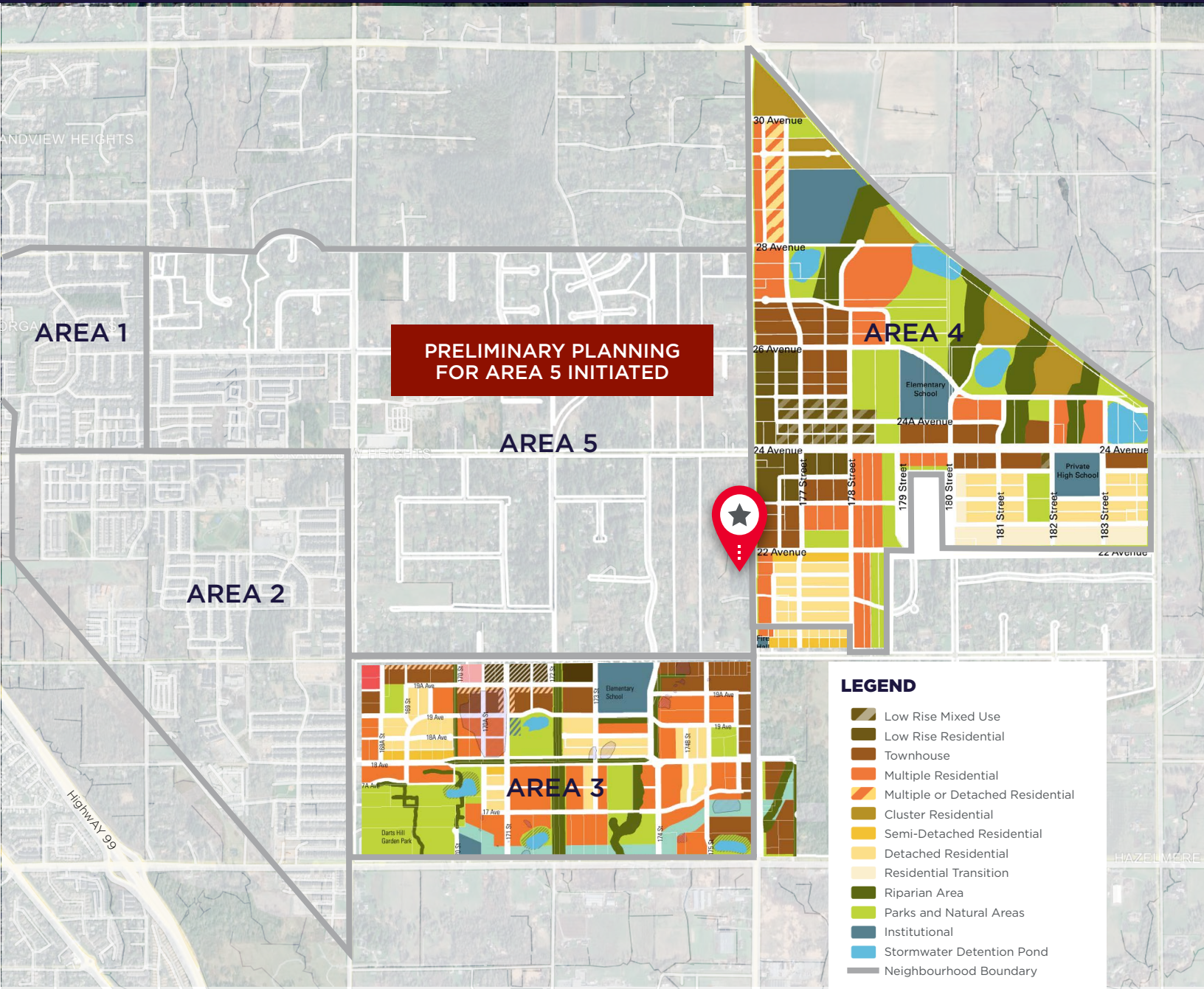
In summary, this South Surrey holding parcel is poised to benefit from the region's economic growth, community resources, and the increasing desirability of the area. Its potential for multifamily redevelopment makes it a valuable asset, particularly given the proximity to major attractions, transportation links, and neighboring communities that are setting the standard for quality living in the region. are of the city's expanding market.





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