

13748, 13774 104 Ave & 13777 103 Ave Surrey, BC

Highlight

- Over 172,364 s.f. of developable lands w 51,000 s.f. of rentable space and 4 times building density
- Short walking distance to the Surrey Central Skytrain Station, City Hall, SFU and Library
- Save-On- Foods, Canadian Tires, London Drugs, TD Bank & other shopping are just steps away

Asking Price: 19,000,000

Rick Lui
Vice President
Mobile +1 604 644 6182
Office +1 604 691 6624
rick@naicommercial.ca

For Sale
13748, 13774 104 Ave &
13777 103 Ave
Surrey, BC

Zoning

Mixed-Use High Density
3.5 Times density and more

Location

13777-103 Ave., 13748-104 Ave, & 13774-104 Ave.
Surrey BC Canada

Site Description

This development site is comprised of three legal parcels forming a total of 172,000 s.f. of developable lands located at 104 Ave. and Whalley Blvd. in the City Centre Area. At present, there are three retail/commercial buildings improved on the site totaling about 51,000 s.f. of leasable area.

With the support of City of Surrey, the Whalley Area is evolving into a different community with New City Hall, new Library, Recreation Centre, SFU campus moving into the area. Large scale development projects like Civic Plaza by PCI, Park Avenue by Concord Pacific, Wave by Rize Alliance, University District by Bosa Properties and Ultra by Weststone are being developed in the area. Coast Capital Savings is moving its headquarter to King George Station. One can envision the City Centre of Surrey will become one of the fastest growing community.

Legal Description

13748 104 Ave – PID 007-159-021
PL 35233 LT 64 BLK 5N LD 36 SEC 26 RNG 2W

13774 104 Ave –PID 000-699-861
PL 53538 LT 107 BLK 5N LD 36 SEC 26 RNG 2W

13777 103 Ave –PID 005-137-365
PL 53538 LT 108 BLK 5N LD 36 SEC 26 RNG 2W

Property Taxes (2014)

13748 104 Ave – \$48,394.05

13774 104 Ave – \$60,517.86

13777 103 Ave – \$55,052.06

Property Size

13748 104 Ave – 71,306 sq. ft

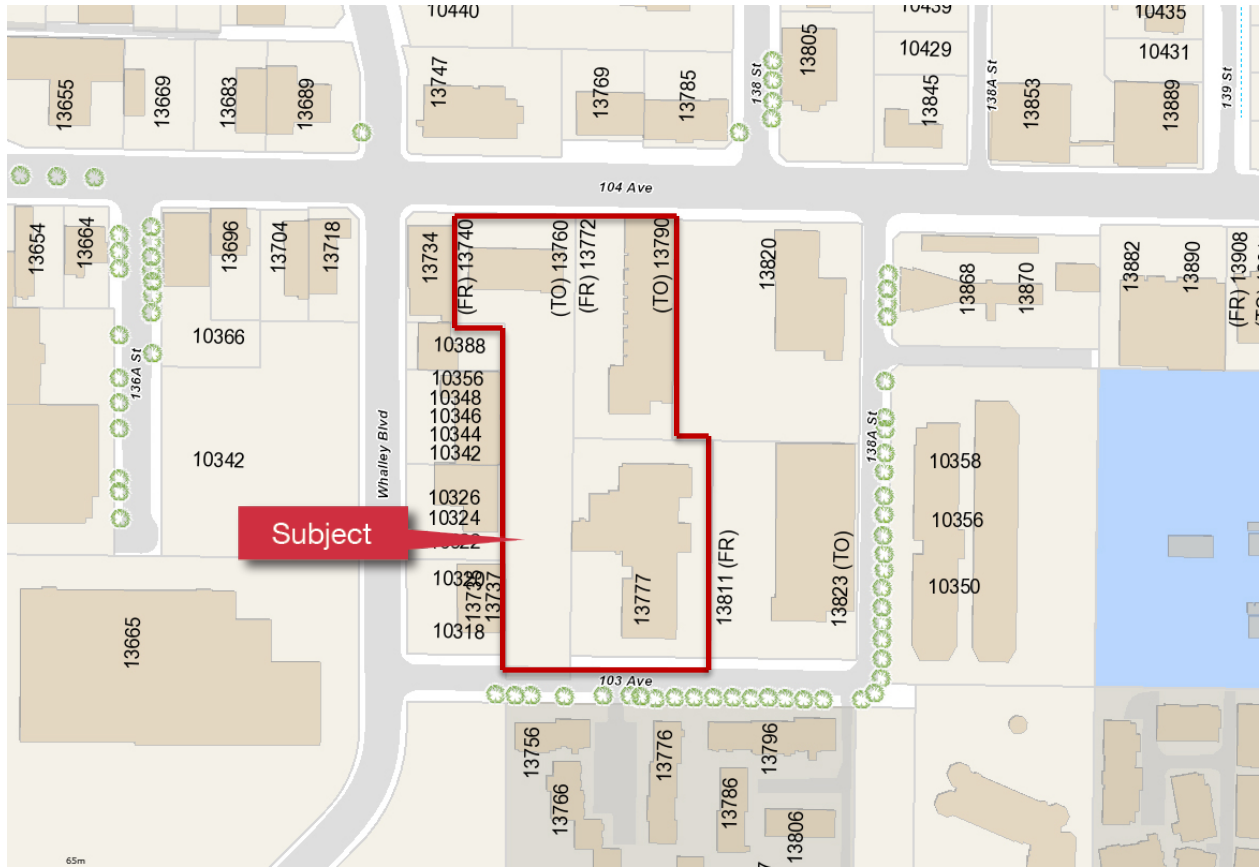
13774 104 Ave – 42,470 sq. ft

13777 103 Ave – 58,588 sq. ft

TOTAL 172,364 sq. ft



For Sale
 13748, 13774 104 Ave &
 13777 103 Ave
 Surrey, BC



For Sale
13748, 13774 104 Ave &
13777 103 Ave
Surrey, BC

