

FOR SALE

41,951 sq.ft. Development Site
Surrey, BC



14064-14076 100A Avenue & 10023-10037 141st Street Surrey, BC

Property Highlights

- Four legal parcels totaling 0.96 acres (41,951 sq.ft.).
- Zoned RF – Single Family Residential Zone.
- Potential to assemble more lots.
- Close to all amenities.

Asking Price: \$2,024,700

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The Opportunity

The properties represent an opportunity to acquire an assembly with four legal parcels totalling 41,951 sq.ft. The City of Surrey would like to see multiple residential use for this block. Based on similar projects in the City Centre, we estimate a conservative FSR of 2.0.

Location

The properties are located on the South side of 100A Avenue and the West side of 141st Street City of Surrey's Whalley neighbourhood. This area has been approved for significant densification within the city's Official Community Plan. The properties are close to King George SkyTrain Station and all amenities.

Legal Description

PID: 003-568-989

Legal: PL 10367 LT 10 LD 36 SEC 25 RNG 2

PID: 009-764-615

Legal: PL 13037 LT 22 LD 36 SEC 25 RNG 2

PID: 009-764-577

Legal: PL 13037 LT 19 BLK 5N LD 36 SEC 25 RNG 2W

PID: 000-613-860

Legal: PL 13037 LT 20 BLK 1&2 LD 36 SEC 25 RNG 2

Property Description

The site totals 41,951 sq.ft. (0.96 acres). Additional lots can be acquired to increase the overall site footprint. Currently, there are 3 single family homes on the site.

Zoning

Currently zoned RF (Single Family Residential Zone) allowing for single family and bed & breakfast uses. A rezoning application to a comprehensive development zone would result in a floor area ratio of at least 2.0.

Prices

10023 141st Street - \$499,900

10037 141st Street - \$499,900

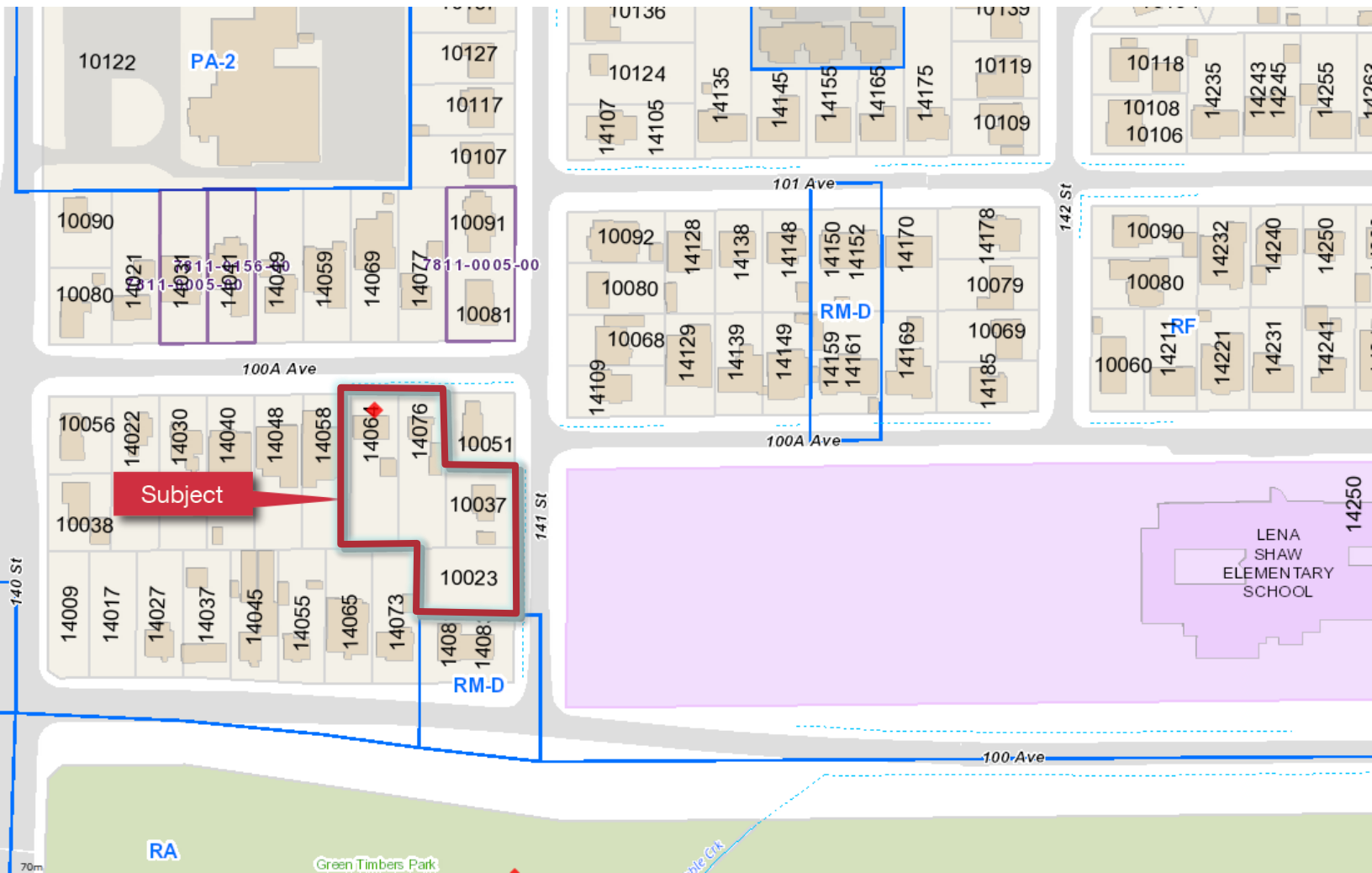
14064 100A Avenue - \$499,900

14076 100A Avenue - \$525,000

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