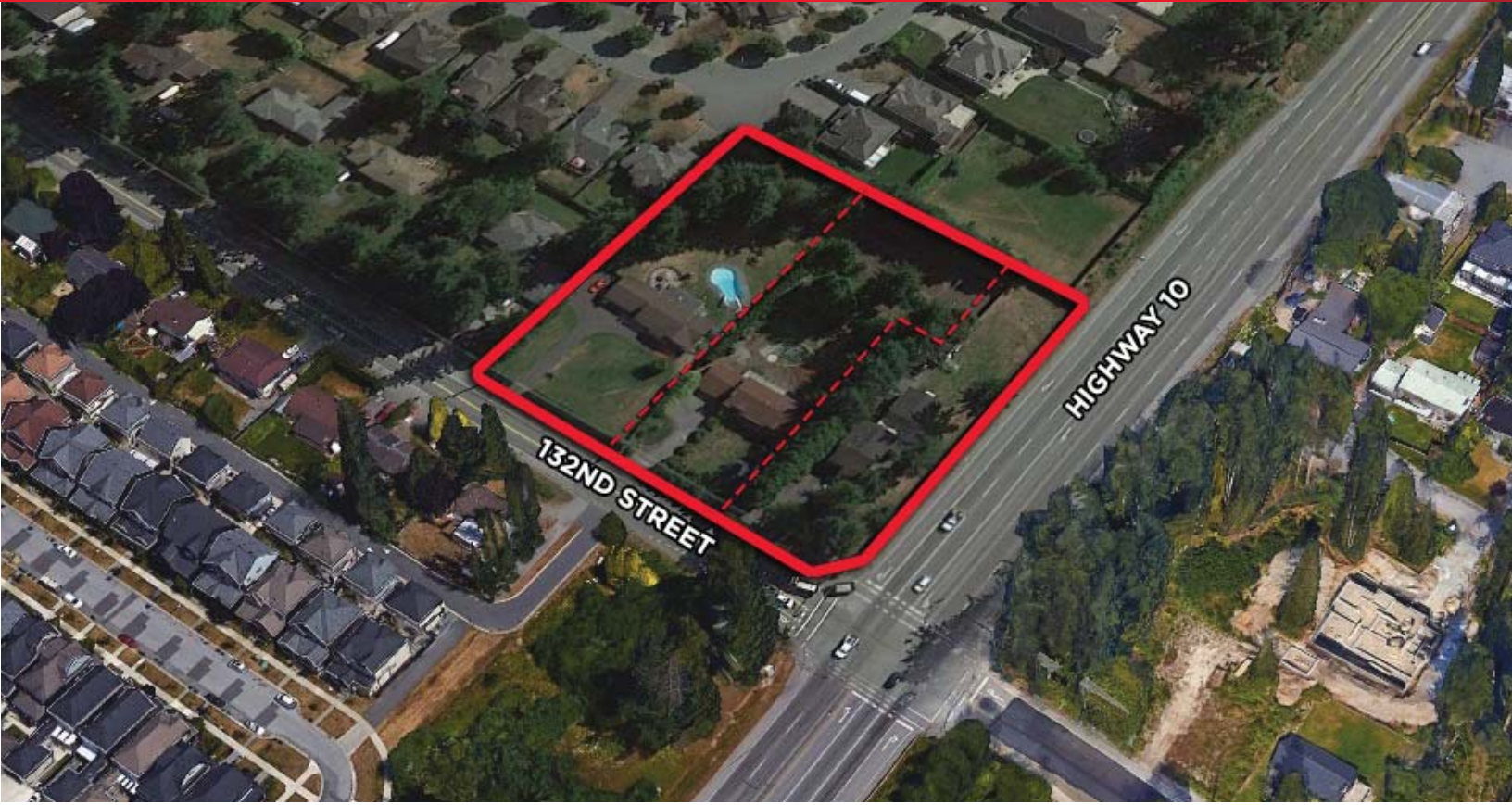




**CUSHMAN &
WAKEFIELD**

FOR SALE

**5822, 5832, 5844
132ND STREET
SURREY, BC**



**2.21 ACRE HIGH PROFILE PROPOSED RE-DEVELOPMENT SITE
125 BED SENIORS CARE FACILITY**



VIEW OF ENTRANCE FROM 132ND STREET



VIEW OF SOUTH EAST CORNER FROM HWY 10

- Superb location with immediate access to Highway #10
- 2 additional single family lots on northeast portion of the site

DEVELOPMENT LAND SPECIALISTS

Harpreet Singh

604 640 5870

harpreet.singh@ca.cushwake.com

Mike Hardy

604 608 5912

michael.hardy@ca.cushwake.com

**Offering of land only. Photos are a representation of possible uses.*

**These are not existing buildings.*

FOR SALE

5822, 5832, 5844 132ND STREET SURREY, BC

OPPORTUNITY

The ownership group of 5822, 5832 & 5844 132nd Street is working with City of Surrey to re-zone the subject site from its existing single family designation to a Comprehensive Development zone which will allow for the development of an approximate 74,485 square foot 125 bed seniors care facility (a 1.09 FSR). The site will include 2 additional single family zoned lots, approximately 0.40 acres in size, on the northeast portion of the overall site.

The site is currently improved with 3 single family homes located on each of the 3 respective lots.

This is the only site designated for Institutional use in the Neighborhood Community Plan.

Approved FAR : 1.09

Third reading has been approved.*

LOCATION

The subject site is located on the east side of 132nd Street directly north of Highway #10. There is approximately 296 feet of frontage along 132nd Street. Proposed access to the site will take place on 133rd Street for the 2 single family lots and from a new proposed north lane for the seniors care facility.

There are a multitude of new townhouse development sites in very close proximity to the subject - retail amenities are located to the east of the subject site at Highway #10 and 152nd and to the northwest of the site along Scott Road.

Highway #10 itself will allow residents and future visitors immediate access to several major traffic arteries in the Lower Mainland.

PROPERTY SUMMARY

ADDRESS	SF	GROSS PROPERTY TAXES (2015)
5832 132 ND STREET	36,221 sf	\$6,220.28
5822 132 ND STREET	22,034 sf	\$5,074.00
5844 132 ND STREET	38,376 sf	\$6,481.21

ASKING PRICE

\$7,200,000.00

Contact Listing Brokers for additional information.

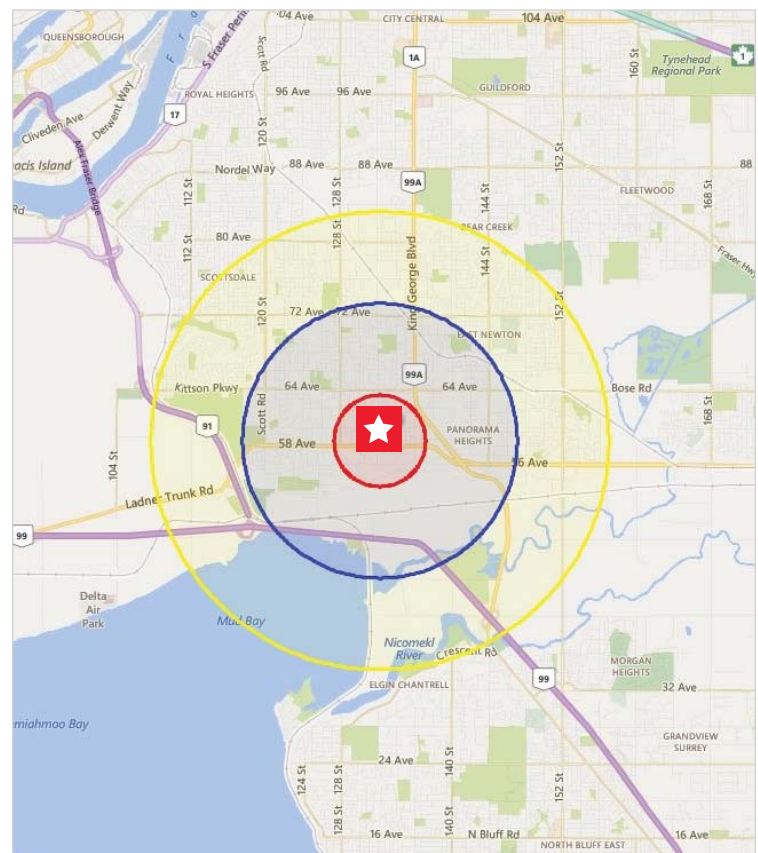
For more information Confidential Agreement must be signed. Please call the undersigned to obtain the Confidentiality Agreement.

DEMOGRAPHICS & COMMUNITY PLAN

The West Newton/Highway #10 NCP Land Use Plan includes a variety of residential housing designations ranging from lower density single family homes up to 20 UPA 'attached' housing lots. There is also a good mix of institutional and local commercial designations to serve the needs of the local community. The primary retail hubs for the area are located at Highway #10 and 152nd Street as well as along Scott Road to the northwest of the subject property.

Population charts show a very strong projected growth with almost 80,000 residents occupying the area within a 3 kilometer radius of the subject property by 2020. Average household income is approximately \$96,000 based on 2015 census figures.

DEMOGRAPHIC INFORMATION	1 KM	3 KM	5 KM
POPULATION (2015 ESTIMATED)	8,616	71,272	161,602
POPULATION (2020 PROJECTED)	9,871	79,280	174,895
% POPULATION CHANGE (2015 - 2020)	14.6%	11.2%	8.2%
MEDIAN AGE	35.6	35.8	35.8
AVG. HOUSEHOLD INCOME (2015 EST.)	\$96,897	\$95,410	\$95,921

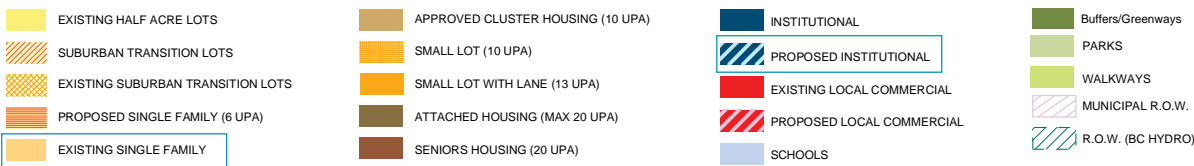
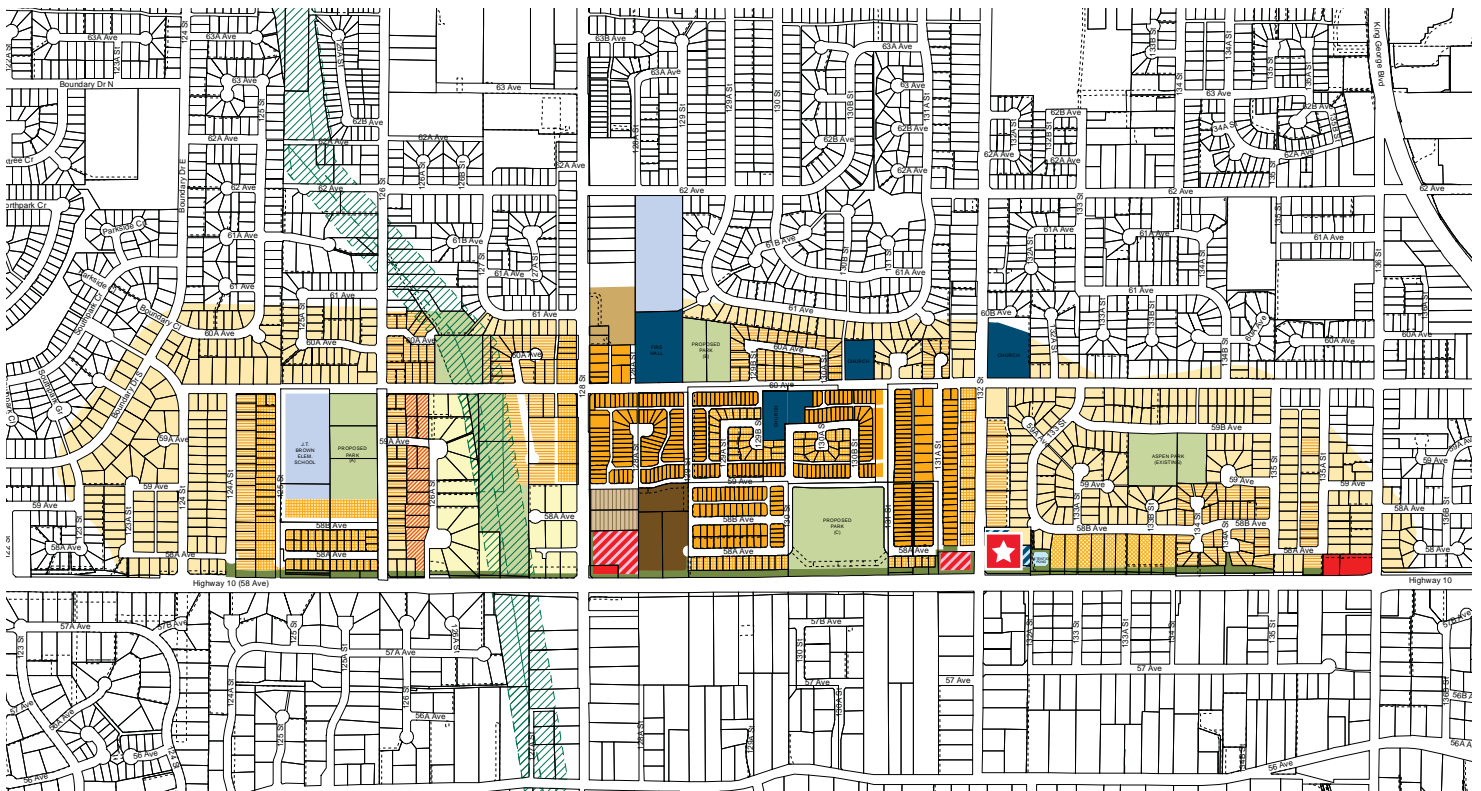


*Purchaser to make independent inquiries from City of Surrey.

LAND USE PLAN

The Property is one of only five institutionally designated sites in the West Newton LAP, and the only site not currently sustaining an institutional use. The purpose of the Property's designation is to permit the construction of a seniors care facility which will allow aging residents to stay in the neighbourhood. The LAP specifies that sufficient public consultation must be undertaken in advance of allowing institutional uses through rezoning. The Property has been identified in particular for institutional uses due to its location at the corner of a major arterial and a municipal highway. The issue of interface between a multi-family built-form seniors care facility and the predominantly single family character of the neighbourhood should be addressed in the siting and the design of the proposed structure and landscaping.

For more information on NCP and designated zoning including the status of application please contact City of Surrey.



 **SUBJECT SITE**

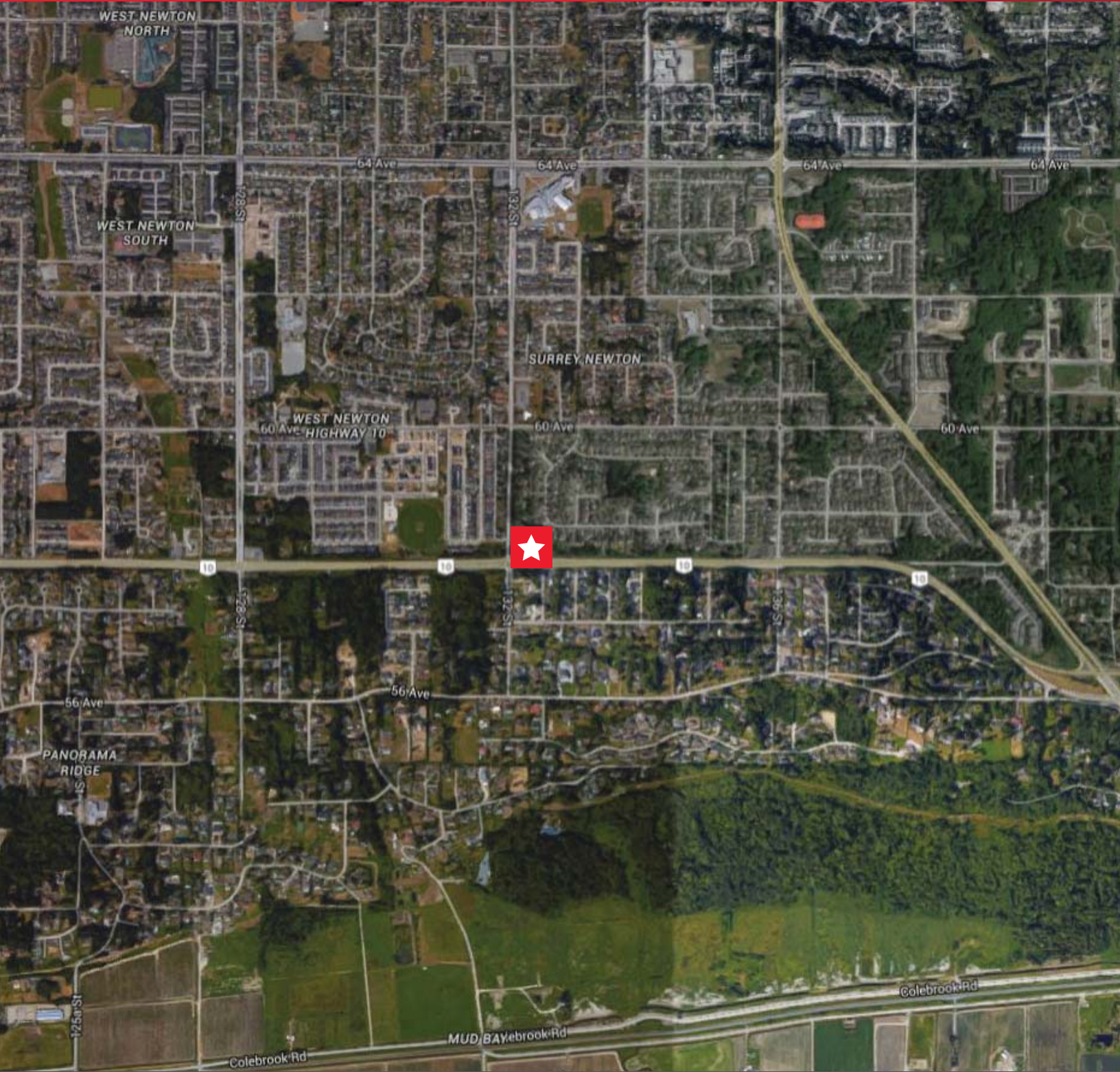




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