

DEVELOPMENT SITE FOR SALE > SURREY, B.C.



# 9677 King George Boulevard

UP TO 1.15 ACRES IN SURREY CITY CENTRE



## NEW DEVELOPMENTS

1	Civic Centre Development	5	City Centre Professional Building	9	Holland Park
2	Simon Fraser University	6	Central City Tower and Shopping Centre	10	RCMP 'E' Division - Green Timbers
3	Coast Capital Building/King George Station Development	7	Jim Pattison Outpatient Facility	11	Surrey Memorial Hospital Expansion
4	New Surrey Library	8	Infinity Towers	12	New 10 lane Port Mann Bridge

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# 9677 King George Boulevard

SURREY, B.C.

## Opportunity

To acquire a rare mixed use development site in Surrey City Centre, the fastest growing city within British Columbia. Located within 500 meters of King George SkyTrain station, 9677 King George Boulevard is a prime location for both commercial and residential developments and follows the successful trend of transit oriented developments in Metro Vancouver.

The 1.15 acre property has been successfully taken through 3rd reading with the City of Surrey to re-zone it from C-8 Community Commercial to Comprehensive Development Zone (CD). Through this process the property has now been approved for a floor area ratio (FAR) of 3.5 times the gross site area or 4.15 FAR of the net site area when setbacks and a dedication of part of the rear subject site are converted to city park land; providing a total buildable area of +/- 177,632 Sq. Ft.



*Proposed 18 storey Mixed Use Development, designed by Atelier Pacific Architecture & Circadian.*

## Development Opportunity

- > Opportunity to build up to 177,632 square feet of Mixed Use Development
- > Within 500 meters of King George SkyTrain Station, 40 minutes to Downtown Vancouver
- > Opportunity for near-term development, given it has successfully been taken through 3<sup>rd</sup> Reading
- > Located in the fastest growing city in British Columbia
- > Over \$400,000 spent to date on Architectural Plans and re-zoning

## Asking Sale Price

\$7,200,000\*\*

\*\*Also for lease - please contact listing agents for proposals

## Salient Facts

Civic Address	9677 King George Boulevard, Surrey, B.C.
Legal Description	Parcel Identifier: 011-927-747 & 002-988-909  Parcel "B" (Reference Plan 22193) southerly half Lot 7 except: Part within heavy outline on Highway Statutory Right of Way plan 62493; Section 34 Block 5 North Range 2 West New Westminster District Plan 880
Current Zoning	C8 - Community Commercial Zone
Designated Zoning	Mixed-Use-Area 4 - 3.5 FAR in the Surrey City Centre Plan Update-Phase II. Land use and Density Concept, which was approved by Council on February 2, 2009 (Corporate Report No. C001)
Proposed Re-Zoning	CD - Comprehensive Development Zone
Lot Size	1.15 Acres (50,085 SF)
Existing Infrastructure	Family style restaurant with remaining site area paved as open parking <ul style="list-style-type: none"> <li>&gt; Main 6,580 SF</li> <li>&gt; Basement <u>4,010 SF</u></li> <li>&gt; Total 10,690 SF</li> </ul>
Tenant Information	Knight and Day Restaurant. Currently paying \$13,500/month (gross), inclusive of utilities
Property Taxes (2012)	\$56,724.31



*Existing building and tenant on site*

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FOR SALE > DEVELOPMENT SITE

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## Location

Surrey is one of the fastest growing major cities in Canada and is the fastest growing in British Columbia. It is expected that within the next 3 decades an additional 250,000 people will live in Surrey, making it home to 1 in 5 people in Metro Vancouver. These factors make Surrey a top destination for business. There are many projects currently underway in the city including:

- > \$500 million expansion of Surrey Memorial Hospital
- > New 188,000 SF Jim Pattison outpatient care and surgery centre
- > 820,000 SF RCMP E Division headquarters
- > Multiple high density residential developments
- > Construction of a new 210,000 SF City Hall
- > 75,000 SF central library and performing arts venue
- > 3 civic Plaza: Residential/hotel project
- > King George Station: 600,000 + SF Mixed Use Commercial and Residential; future home to Coast Capital Savings

The subject property is located in Central City, Surrey. The property is located on the West side of King George Boulevard, South of Fraser Highway, between 96th and 97th Avenue. Located within 500 meters of King George SkyTrain Station, access to major areas in Metro Vancouver is possible by transit or by car via Fraser Highway, King George Boulevard or the soon to be completed South Fraser Perimeter Road.

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