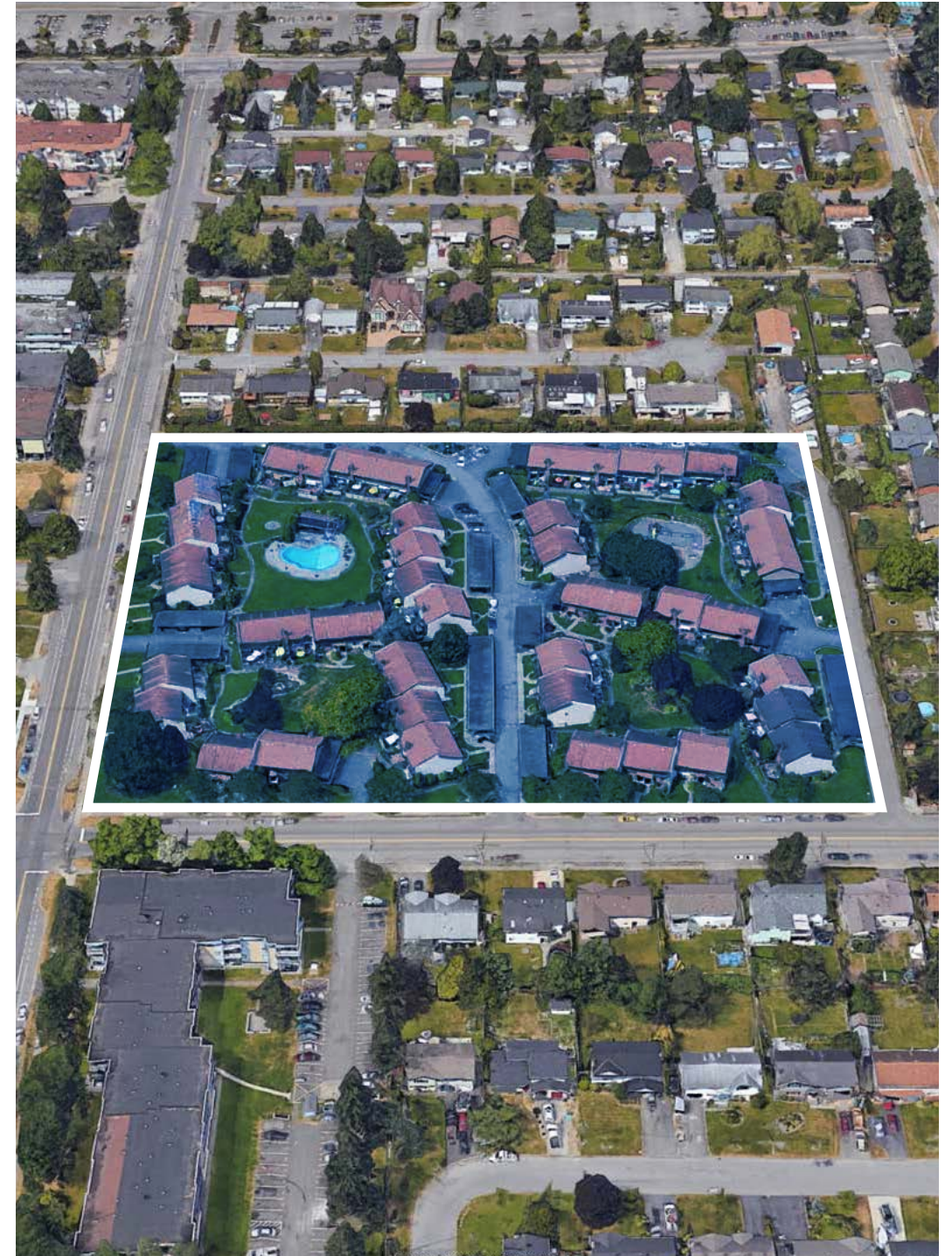


KLEIN III

LAND ASSEMBLY FOR SALE

5850 177B Street  
Surrey, BC

Lot Size: 321,908 SF  
(7.39 Acres)



# Highlights

## PRODUCT TYPE

Land Assembly for Sale

## SUMMARY

### LOCATION

5850 177B Street, Surrey BC

### LOT SIZE

7.39 Acres

### OCP

Land Use - Urban (1.5 FSR Outright)

### ZONING

RM-15 (Multiple Residential 15 Zone)

### CURRENT DENSITY

0.33 FSR

### POTENTIAL DENSITY

3.0 FSR

## SPECIALISTS



**Michael Coulter**

o 604 684 8844 · 709  
c 604 992 8322  
michael@kleingroup.com

# Information

Dogwood Gardens a Redevelopment Site offering a prime canvas for visionary investors and developers.

Nestled on a sprawling 7.39-acre site, this property boasts 86 units ready for transformation through strata land redevelopment or strata wind-up. The expansive size and strategic location make it an ideal canvas for creating a vibrant, new community hub.

Strategically situated in close proximity to the highly anticipated Cloverdale Hospital, the potential of this site is further underscored by its convenient access to both Hwy. 15 and Hwy. 10 and all the local amenities. This coveted location ensures seamless connectivity to major transportation routes, enhancing accessibility for future residents or occupants.

Aligned with the city’s forward-thinking vision, the Official Community Plan (OCP) designates the land use as Urban, while the Local Area Plan focuses on the dynamic growth and development of Cloverdale Town Centre. This strategic alignment opens the door to a myriad of possibilities for innovative urban design and development.

Whether you’re a seasoned investor with an eye for potential or a developer seeking to leave your mark on Surrey’s evolving landscape, Dogwood Gardens Redevelopment Site offers the perfect opportunity to turn vision into reality.

## PROPERTY FEATURES

- 86 units, 7.39 Acre Site
- Strata Land Redevelopment, Voluntary Strata Wind-Up
- Close proximity to (new) Cloverdale Hospital
- Access to both Hwy. 15 and Hwy. 10 and all local Amenities
- OCP: Land Use - Urban (1.5 FSR outright)
- Potential Future Density up to 3.0 FSR
- Local Area Plan - Cloverdale Town Centre

## PROPERTY DETAILS

LOCATION	5850 177B Street, Surrey BC
COMPLEX NAME	Dogwood Gardens
# OF STRATA UNITS	86 Townhomes
CURRENT ZONING	RM-15 (Multiple Residential 15 Zone)
SITE SIZE	321,908.40 SF / 7.39 Acres
TOTAL UNIT AREA	108,723 SF
CURRENT DENSITY	0.33 FSR
BC ASSESSMENT	\$53,493,500 (2024)

## PRICE

Price Upon Request

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# Demographics

Within a 5 minute drive of  
5850 177b Street, Surrey BC

## DEMOGRAPHICS



POPULATION  
27,058



HOUSEHOLDS  
8,878



MEDIAN AGE  
40.3



MEDIAN HOUSEHOLD INCOME  
\$125,747



WALK SCORE  
85



TRANSIT SCORE  
44

## HOUSEHOLD SPENDING



PUBLIC TRANSIT  
\$1,582



MEDICATION  
\$1,359



RENT  
\$5,620



HEALTH CARE  
\$778

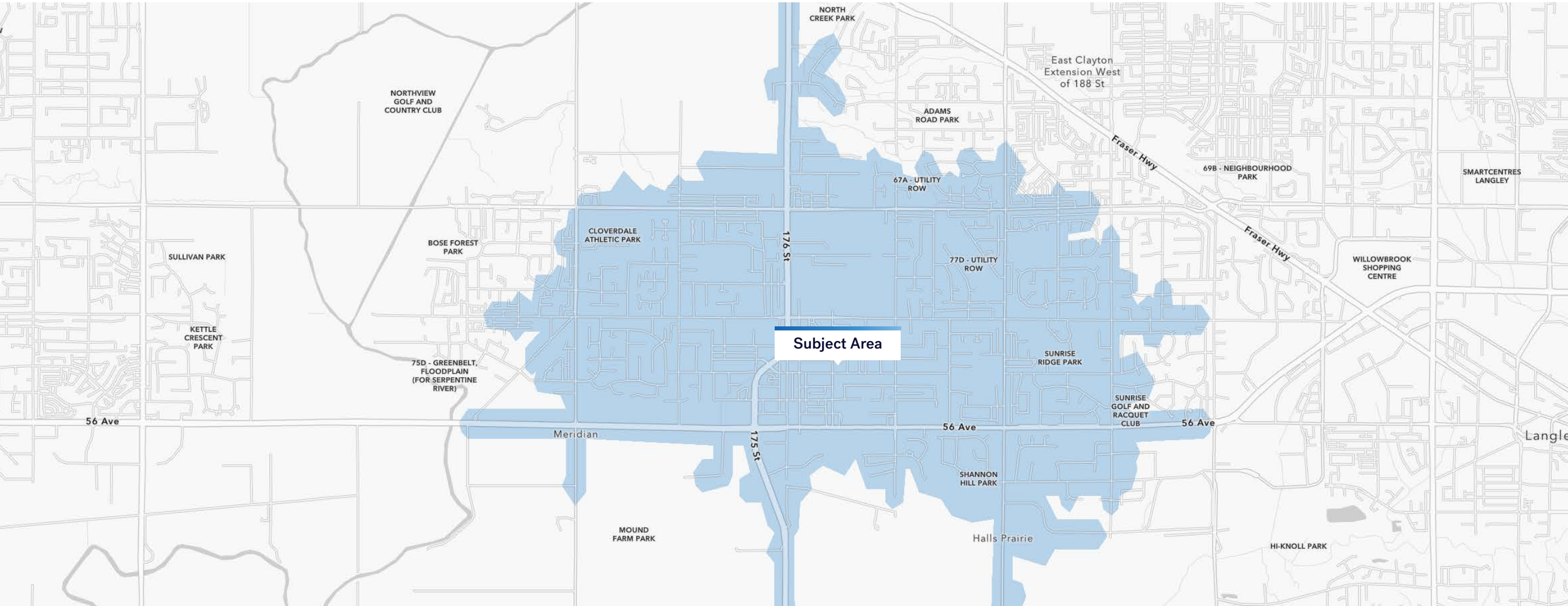


FOOD  
\$17,596



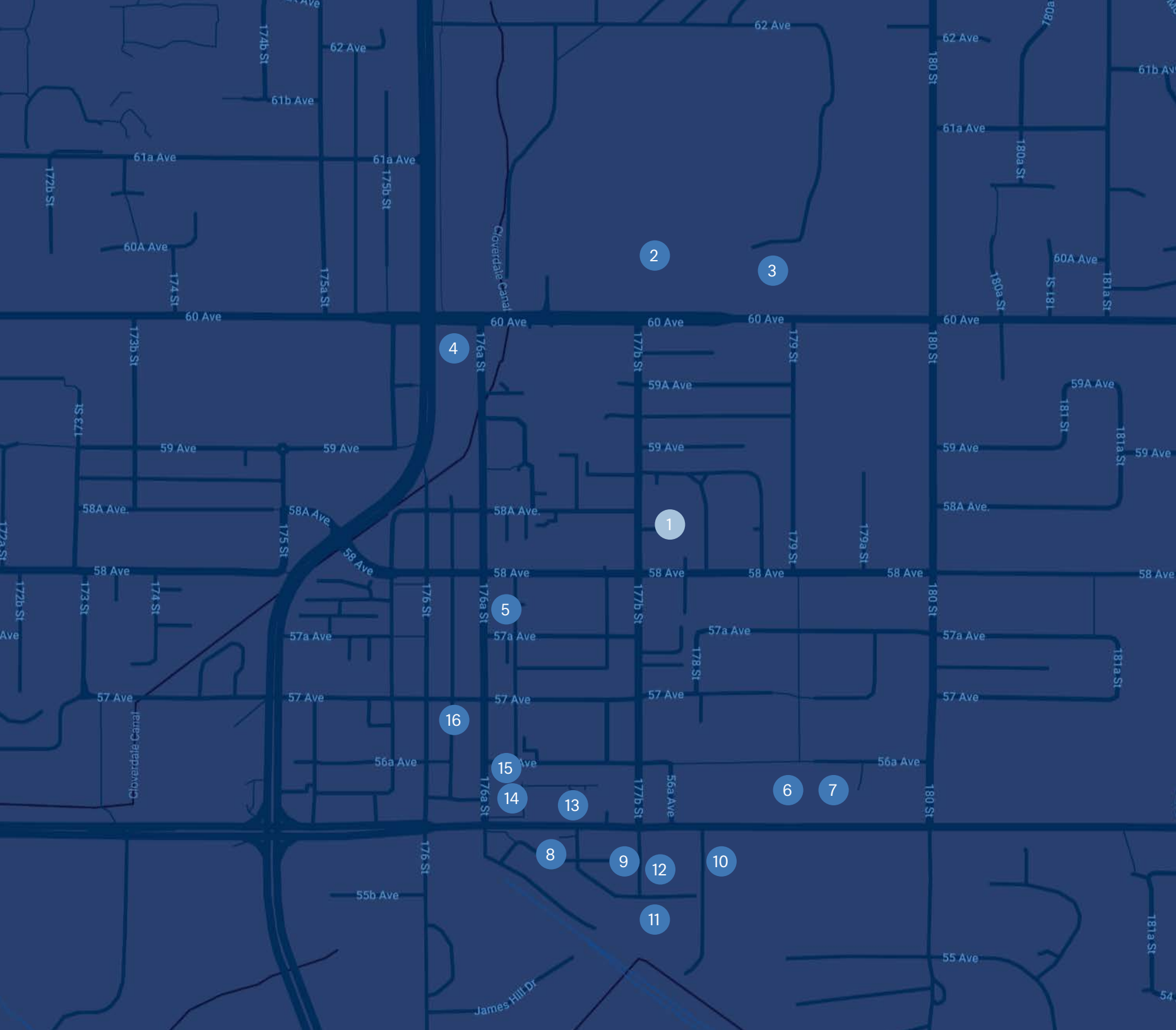
CLOTHING  
\$4,967

INFORMATION C/O ESRI CANADA 2024



# Amenities

- 1. Subject Area
- 2. Elements Casino
- 3. Greenaway Park Pickleball Courts
- 4. 7 - Eleven
- 5. Pharmasave
- 6. Wendy’s
- 7. Royal Bank
- 8. Starbucks
- 9. Ricky’s All Day Grill
- 10. Tim Horton’s
- 11. BC Liquor
- 12. Shoppers Drug Mart
- 13. Museum of Surrey
- 14. 1912 Surrey City Hall
- 15. Surrey Libraries
- 16. Panago Pizza





# Photos

