

13142 - 13168 108 Avenue

Surrey, BC

~100,000 SF Wood-Frame Development Opportunity in the Gateway Transit-Oriented Area



7 MIN
WALK

Gateway Station

Expo Line SkyTrain Rapid System

3 MIN
WALK

**CITY CENTRAL
HIGH SCHOOL**

ARCHITECTURAL RENDERING

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For Sale

13142 - 13168 108 Avenue
Surrey, BC

Development Opportunity



4 Lot Land Assembly

A unique opportunity to acquire four (4) single family lots for a land assembly of approximately 36,000 SF, with up to ~100,000 SF of potential buildable. The properties are located within the 400 – 800 meter radius from the Gateway SkyTrain Transit Oriented Area (TOA), which offers a density of 3.0 FSR and heights of up to 8 storeys. The location with the existing rear lane provides excellent access for future development.

DEMOGRAPHICS WITHIN A 5KM RADIUS (2024 ESTIMATE)

265,658

Current Population

14%

Population Growth (2019-2034)

\$112,293

Average Household Income

298,992

2034 Projected Population

Location

The properties are located in the Surrey Central area of Surrey, one of the fastest-growing major cities in Canada and the second-largest city in British Columbia. This rapidly transforming location has many new developments near by and offers access to King George Boulevard and Fraser Highway, providing convenient connections to New Westminster, Burnaby, and Langley. The property is steps away from Surrey City Shopping Center, Holland Park and a short walk to the Gateway SkyTrain station.

Property Details

13142 108 Avenue - 8,969 SF
13148 108 Avenue - 8,967 SF
13158 108 Avenue - 10,464 SF
13168 108 Avenue - 7,740 SF

**Measurements approximate and subject to verification by the purchaser.*

Total Site Size

36,140 square feet

TOA Minimum Allowable Density

Up to 3.0 (FAR)

TOA Minimum Allowable Height

Up to 8 Storeys

TOA Buildable Area

108,420 SF

Current Zoning

RS3

OCP

Urban

Salient Details

- + Four (4) Single Family Home Lots at 7,740+ SF
- + Homes built between 1933 and 1970
- + Original homes with minor updates
- + 2 occupied, 2 tenanted homes
- + Combined Assessed Value of \$5,321,700
- + Rear lane access on 107A Avenue



ARCHITECTURAL RENDERING

Pricing Guidance



Contact Listing Agents

For Sale

13142 - 13168 108 Avenue, Surrey, BC

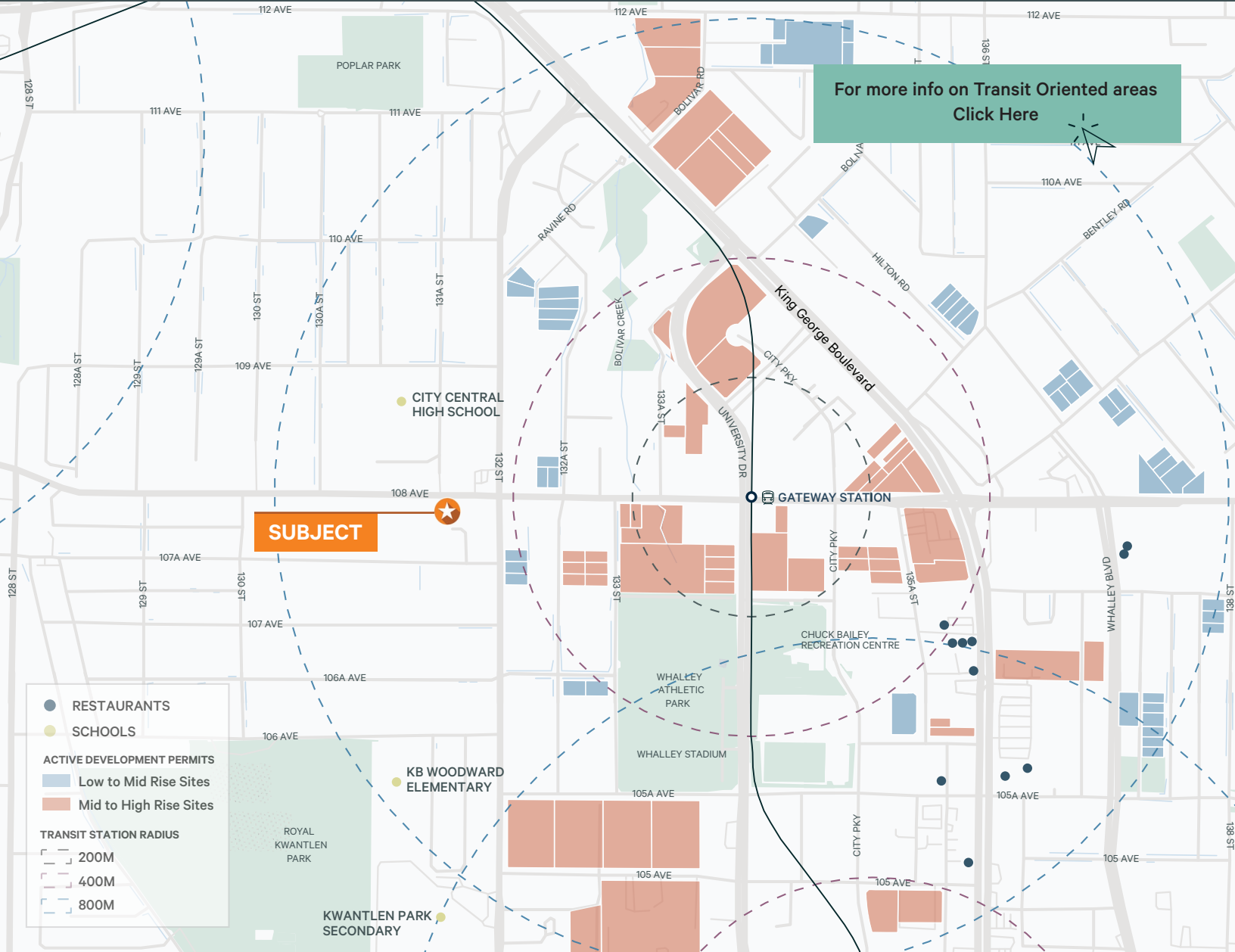


Walk Times

| | | | | |
|--------------------------|-----------------|---------------------|-----------------|---------------|
| 3 MIN | 7 MIN | 12 MIN | 12 MIN | 25 MIN |
| CITY CENTRAL HIGH SCHOOL | GATEWAY STATION | CHUCK BAILEY CENTRE | WHALLEY STADIUM | CENTRAL CITY |

Drive Times

| | | | |
|--------------|---------------|---------------|--------------------|
| 5 MIN | 11 MIN | 25 MIN | 35 MIN |
| CENTRAL CITY | BURNABY | LANGLEY CITY | DOWNTOWN VANCOUVER |



For more info on Transit Oriented areas
Click Here

Contact Agents

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