

# 10816 - 10830 130A Street & 13063 108 Avenue

Surrey, BC

**~80,000 SF Wood-Frame Development Opportunity in the  
New Gateway Transit-Oriented Area**



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## For Sale

10816 - 10830 130A Street & 13063 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 27,000 SF. The properties are located within the 400 - 800 metre radius from the Gateway SkyTrain Transit Orientated 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

Surrey Central is a vibrant urban area that serves as a key commercial and transit hub, featuring a mix of residential, retail, and office spaces. The area is home to the Gateway, Surrey Central, and King George SkyTrain Stations, providing convenient access to Vancouver and surrounding regions. Nearby landmarks include Central City Shopping Centre, Simon Fraser University's Surrey campus, and various parks. Surrey Central is set apart by its diverse community, growing population, and ongoing development projects aimed at enhancing urban living.

### Property Details

10816 130A Street - 7,718 SF  
10824 130A Street - 6,219 SF  
10830 130A Street - 6,218 SF  
13063 108 Avenue - 6,795 SF

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

### Total Site Size

26,950 square feet

### TOA Minimum Allowable Density

Up to 3.0 (FAR)

### TOA Minimum Allowable Height

Up to 8 Storeys

### TOA Buildable Area

80,850 SF

### Current Zoning

R3

### OCP

Urban

## Salient Details

- + Four (4) Single Family Home Lots at 6,218+ SF
- + Homes built from 1940 to 2005
- + All homes occupied by owners
- + Combined Assessed Value of \$5,404,400
- + Rear lane access possible from 108 Avenue



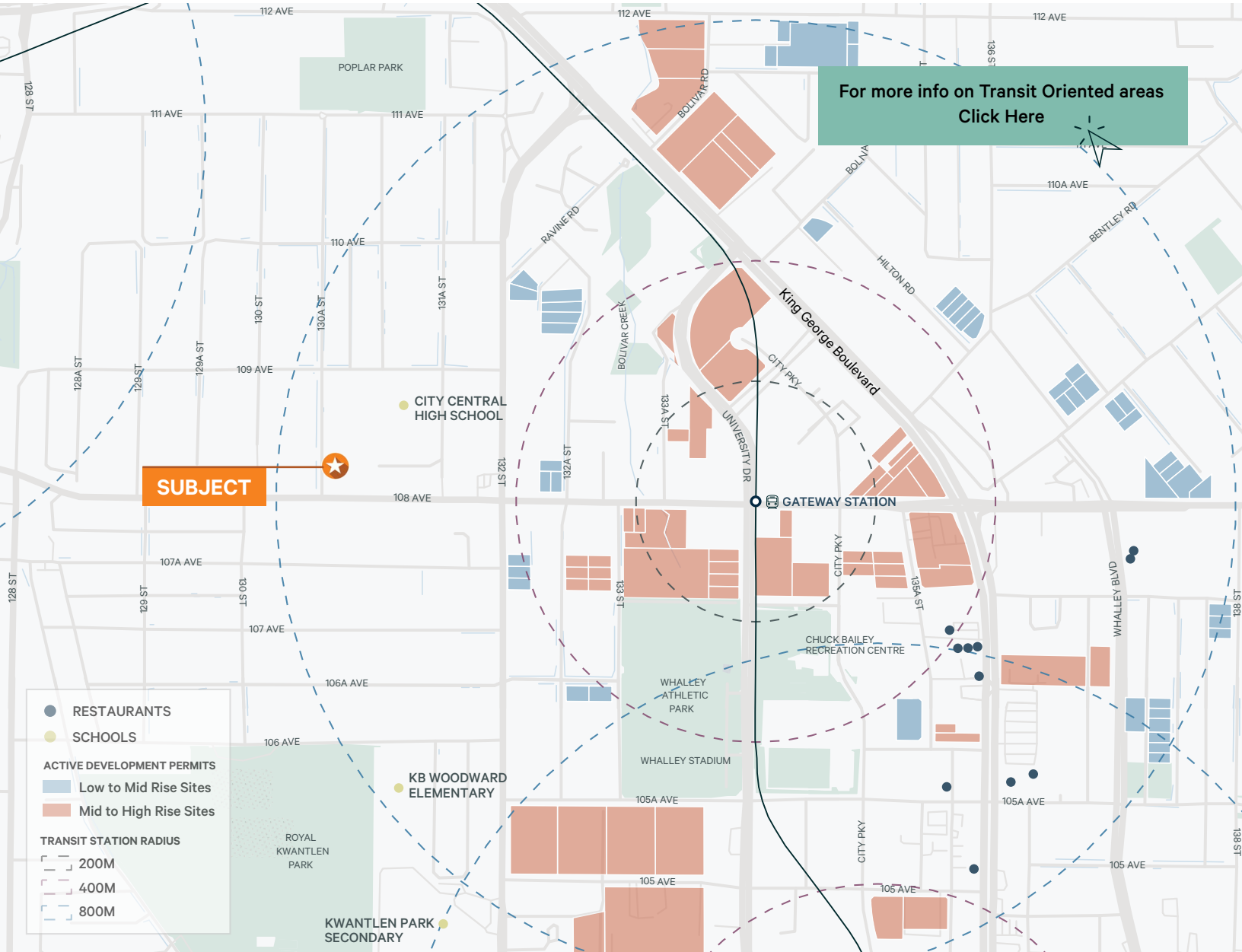
## Pricing Guidance



Contact Listing Agents

# For Sale

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## Walk Times

<b>3 MIN</b>	<b>7 MIN</b>	<b>10 MIN</b>	<b>12 MIN</b>	<b>12 MIN</b>	<b>25 MIN</b>
CITY CENTRAL HIGH SCHOOL	GATEWAY STATION	KB WOODWARD ELEMENTARY	CHUCK BAILEY CENTRE	WHALLEY STADIUM	CENTRAL CITY

## Drive Times

<b>5 MIN</b>	<b>11 MIN</b>	<b>25 MIN</b>	<b>35 MIN</b>
CENTRAL CITY	BURNABY	LANGLEY CITY	DOWNTOWN VANCOUVER

## Contact Agents

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