

FOR SALE

14853 60th Avenue

Surrey, BC

A 2.48 acre infill development site, in Sullivan, currently improved as a 10,250 sf church and daycare facility.



Subject
property

148 STREET

60 AVENUE

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**AVISON
YOUNG**

PROPERTY DETAILS

ADDRESS

14853 60th Avenue, Surrey, BC

PID

028-112-211

LEGAL DESCRIPTION

Lot 1 Section 10 Township 2 New Westminster District
Plan BCP43138

SITE AREA

2.481 acres (108,072 SF)

CURRENT ZONING

PA1 - Assembly Hall 1 Zone

LAND USE DESIGNATION

OCP: Urban
South Newton NCP: Institutional

CURRENT IMPROVEMENTS

Improved as the Bethany-Newton United Church and
The Biggest Little Preschool & Childcare Centre

BUILDING AREA

10,250 SF (estimated)

ASSESSED VALUE (2026)

\$10,099,600

PRICING GUIDANCE

Contact listing agents

INVESTMENT HIGHLIGHTS



HIGHLY DESIRABLE LOCATION

Situated in the heart of the amenity rich Sullivan neighbourhood



RARE INFILL SITE

Providing an opportunity to redevelop immediately
in accordance with municipal planning guidelines



FLEXIBLE REDEVELOPMENT OPTIONS

Neighbouring developments suggest potential
may exist for townhouse, apartment or commercial
development, subject to City approval



EXISTING IMPROVEMENTS

Improved with an ~10,250 SF free-standing building,
providing flexibility for holding income, owner-user
potential, or phased future development



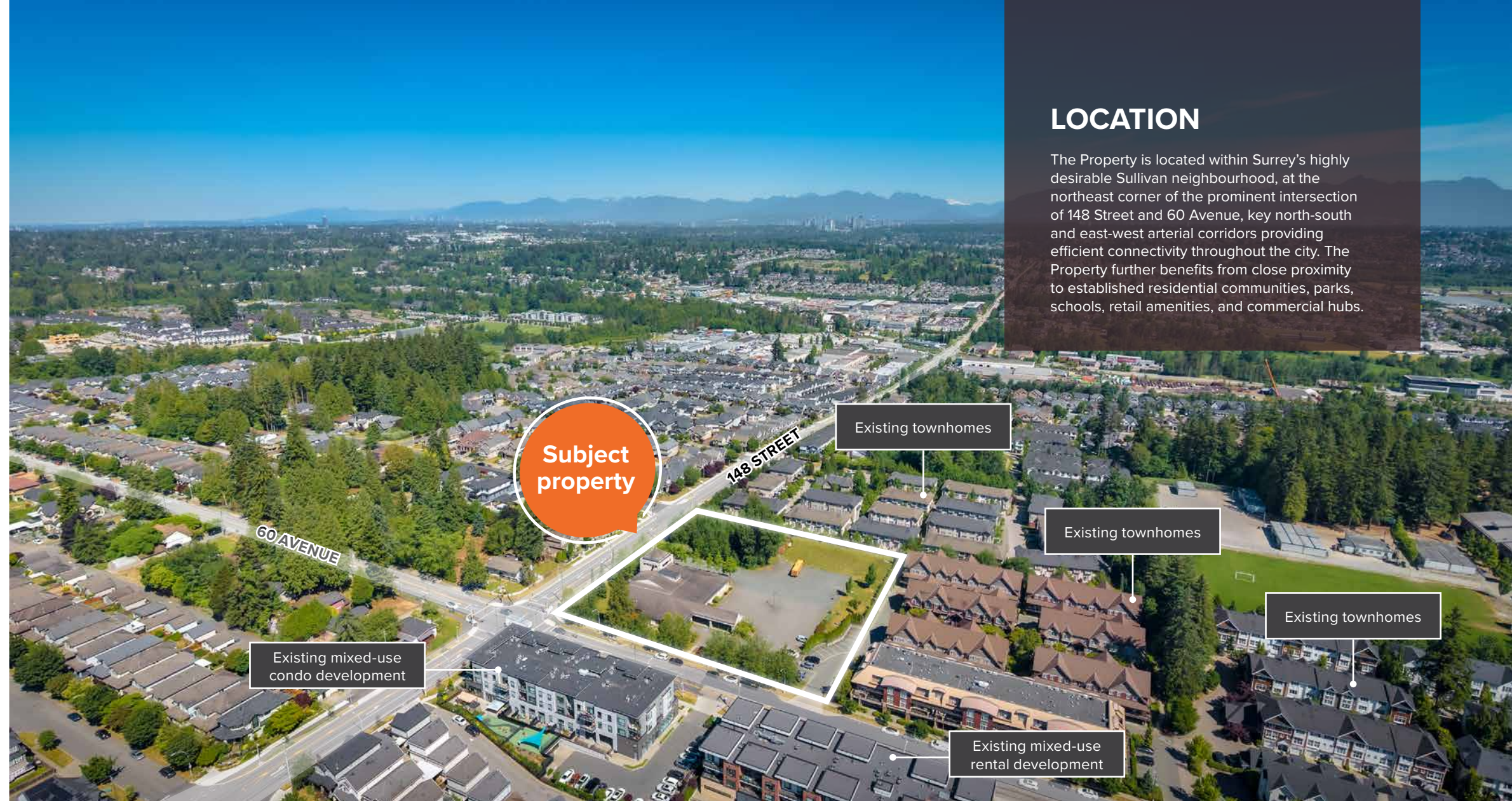
WALKING DISTANCE TO PARKS, SCHOOLS, AND SPORTING FACILITIES

Perfect for growing families and young adults

All information is to be verified by the Purchaser and all development potential to be independently confirmed with the City of Surrey.

LOCATION

The Property is located within Surrey's highly desirable Sullivan neighbourhood, at the northeast corner of the prominent intersection of 148 Street and 60 Avenue, key north-south and east-west arterial corridors providing efficient connectivity throughout the city. The Property further benefits from close proximity to established residential communities, parks, schools, retail amenities, and commercial hubs.



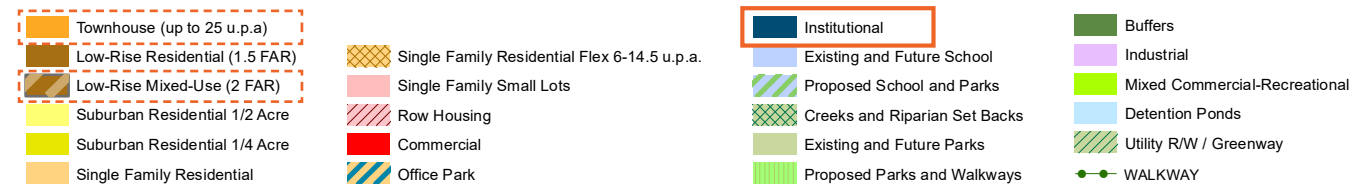
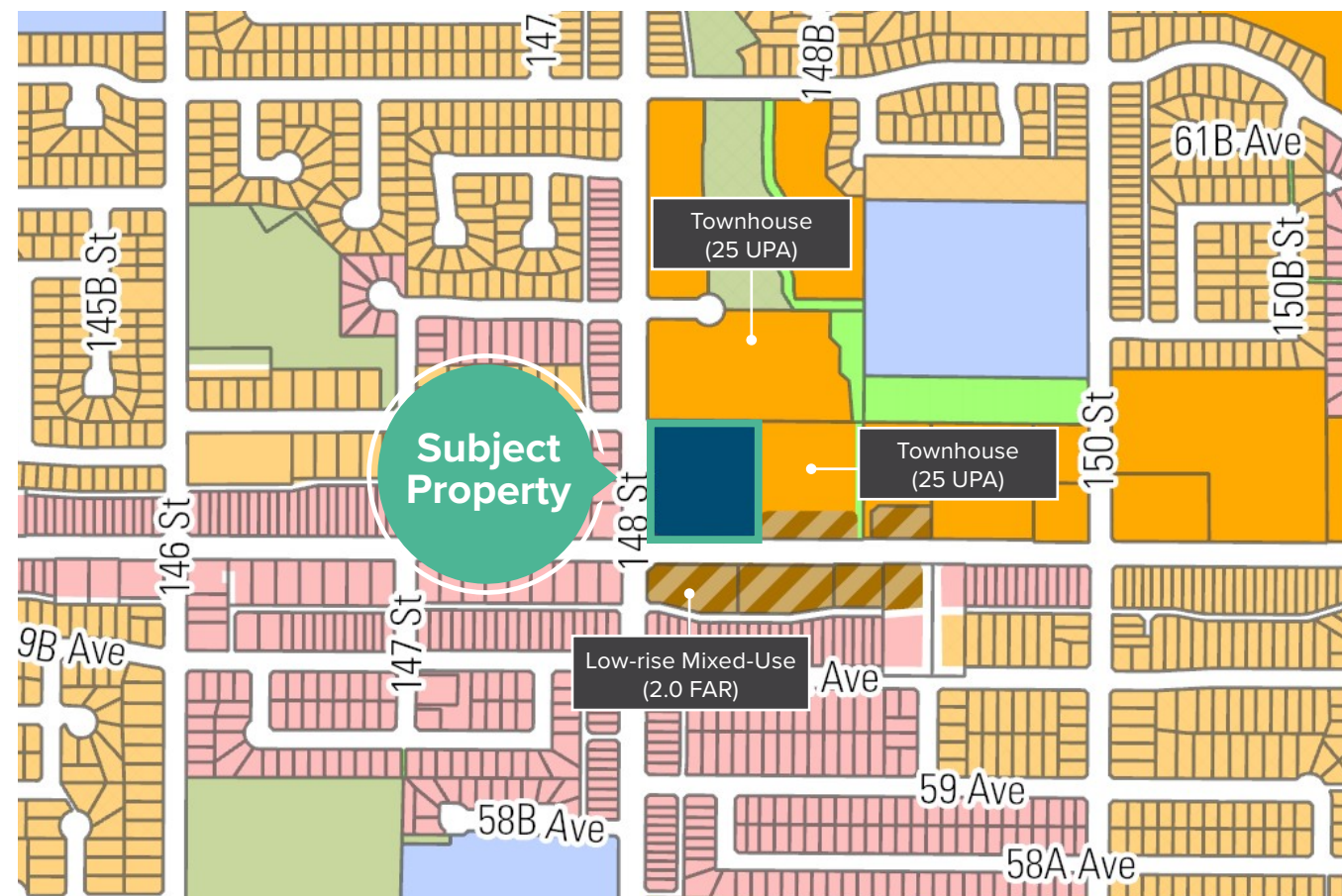
DEVELOPMENT POTENTIAL

The 2.48 acre subject property is designated Institutional in the South Newton Neighbourhood Concept Plan (NCP) and Urban in the city-wide OCP. The OCP's Urban designation supports residential development of 15-20 units per acre.

The City of Surrey, historically, treats institutional properties in a unique way. An institutional designation is often given to a property as a default based on an existing institutional use at the time of the creation of the NCP, rather than as a guide for future development, as institutional properties are not often redeveloped. As a result, in the case of redevelopment, both the underlying OCP designation and neighbouring land uses are considered, to provide guidance. As you can see below, the subject property is bordered by a 25 UPA Townhouse designation on both the north and east sides and a mixed-use low-rise apartment designation to the south.

While independent investigations should be done with the City of Surrey, neighbourhood context suggest there could be potential for both townhouse or low-rise apartment development on the subject property.

SOUTH NEWTON NEIGHBOURHOOD PLAN LAND USE MAP



Source: City of Surrey: South Newton Plan

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POTENTIAL FUTURE USES



Future Development

Ideal for low-rise apartment, townhouse, or commercial development, subject to City of Surrey approval



Owner User of Existing Church Facility

Potential uses:
Daycare, place of worship, and educational facility



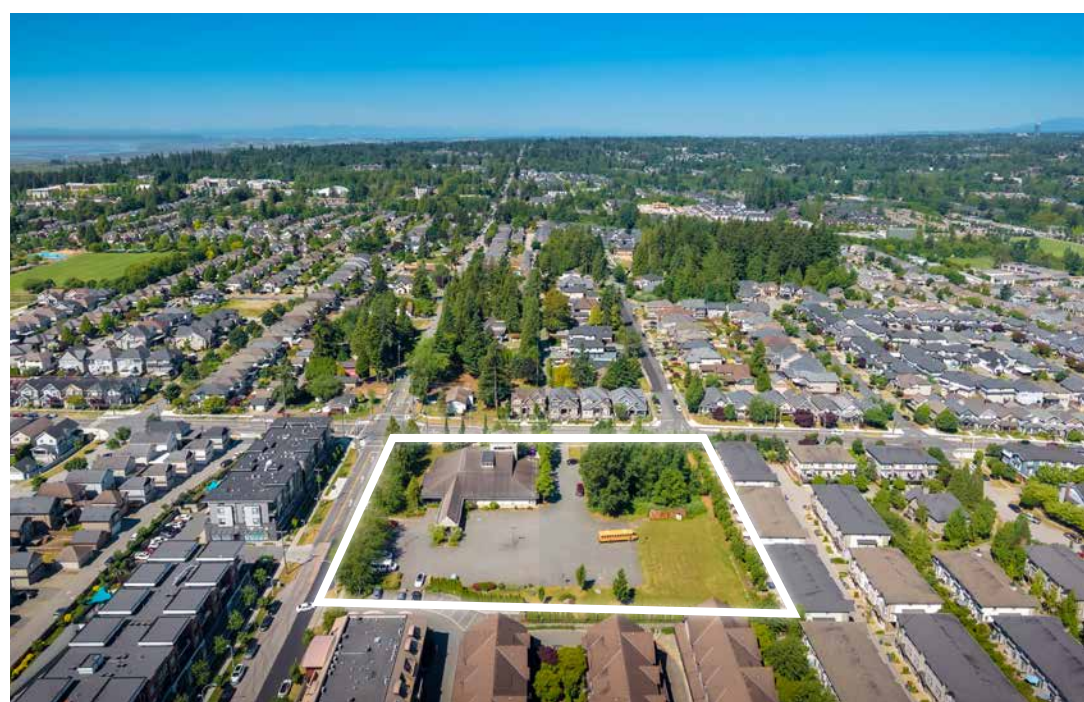
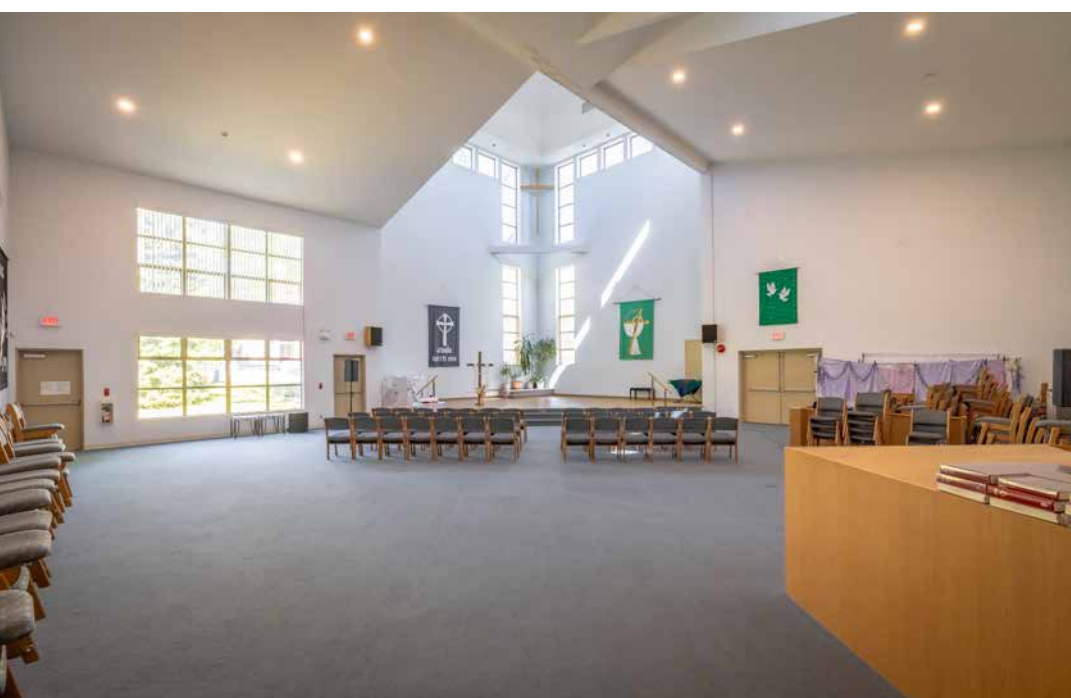
Phased Development with Holding Income

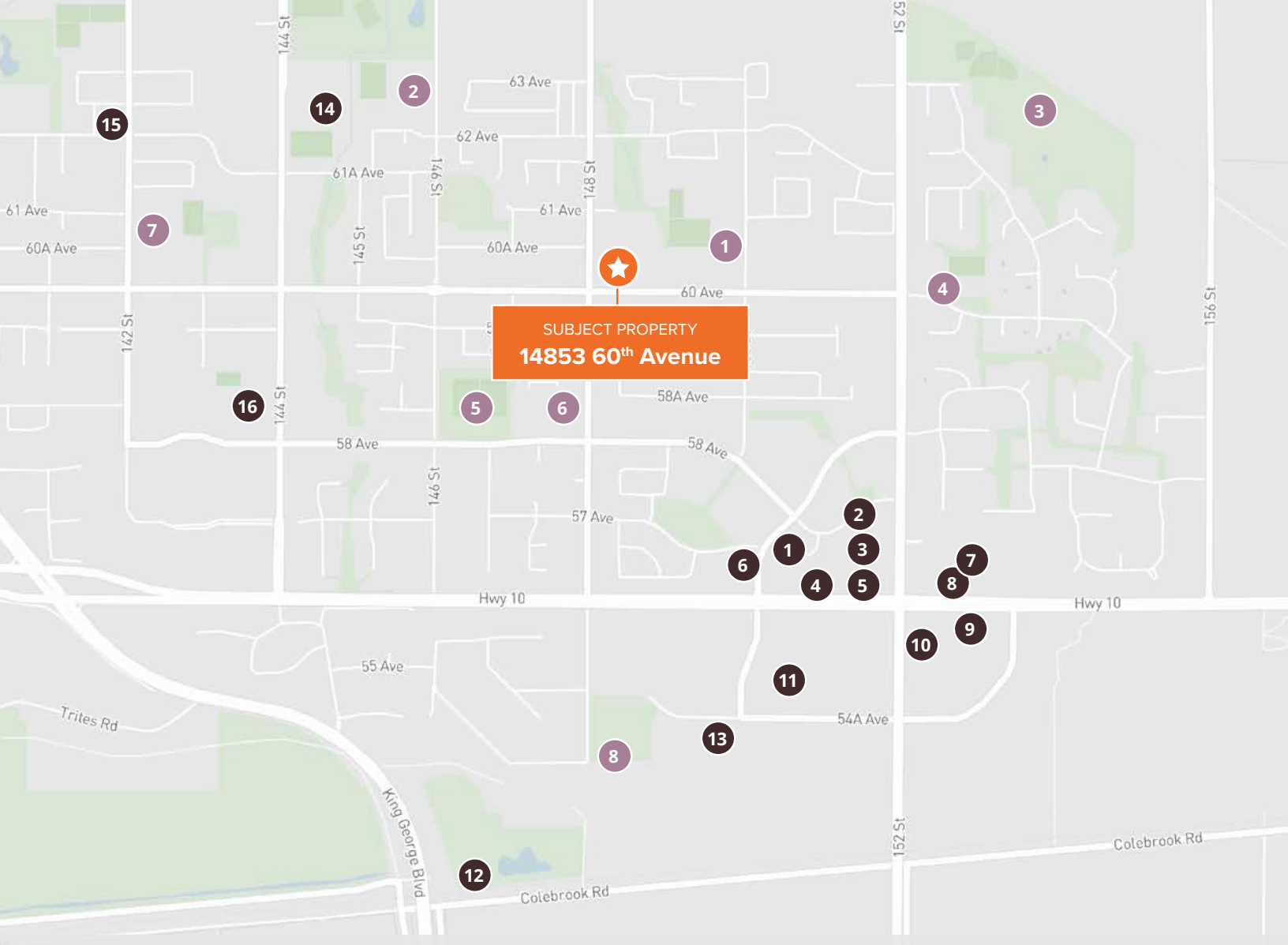
Possibility to develop Phase 2 of the property while retaining Phase 1 for holding income and future development



Repositioning and expanding commercial development

Potential uses:
Medical facility, restaurant, presentation centre, and expanding into a retail hub





SUBJECT PROPERTY
14853 60th Avenue

AMENITIES

- | | |
|------------------------------------|--|
| 1. Fresh St. Market | 9. Browns Socialhouse |
| 2. Dollarama | 10. Par4 Kitchen & Bar |
| 3. White Spot | 11. Way Back Brew Co. |
| 4. McDonald's | 12. Birdies & Buckets Family Golf Centre |
| 5. Starbucks Coffee Company | 13. Excellent Ice Surrey |
| 6. Tong Louie Family YMCA | 14. Bell Performing Arts Centre |
| 7. Sullivan Square Shopping Centre | 15. Pharmasave Newton Health Centre |
| 8. Tim Hortons | 16. The Tennis Centre - Surrey |

SCHOOLS AND PARKS

1. Cambridge Elementary School
2. Goldstone Park Elementary School
3. Sullivan Park
4. Sullivan Elementary School
5. Goldstone Park
6. École Snokomish Elementary
7. École Woodward Hill Elementary School
8. Bob Rutledge Park

Contact for more information

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