

FOR SALE

7183 184th Street

Surrey, BC

Transit-oriented one-acre corner development site located steps from SkyTrain



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*Kerman Pannu Personal Real Estate Corporation

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Opportunity

An exclusive opportunity to acquire the best corner parcel in the entire West Clayton neighbourhood with frontage on both 184th Street and 72nd Avenue. The property is located steps from SkyTrain, the Clayton Community Recreation Centre, Ecole Salish Secondary School, and is designated for concrete density, providing potential upside in the future. The current application consists of a six-storey wood- frame development featuring ground floor retail space with 123 residential units in five levels above.

Property details

ADDRESS
7183 184th Street, Surrey

PID
007-841-442

GROSS SITE AREA
1 acre (43,560 sf)

LAND USE PLAN
Clayton Corridor Plan

CURRENT DESIGNATION
Mid-Rise Mixed-Use Residential

ALLOWABLE DENSITY
174,240 buildable sf (4.0 FAR)

PROJECT DENSITY
113,750 buildable sf (2.59 FAR)

DEVELOPMENT CONCEPT
Six-storey wood-frame development consisting of 16,240 sf of retail at grade and 123 residential units

PRICING GUIDANCE
Contact listing agent



PROPERTY HIGHLIGHTS



EFFICIENT ONE-ACRE CORNER PARCEL – Prominent frontage along 184th Street and 72nd Avenue, providing excellent access, visibility, and design flexibility



TRANSIT-ORIENTED DEVELOPMENT LOCATION – Approximately 340 metres (4-minute walk) from the upcoming SkyTrain station, supporting long term density upside, absorption, and project value



RETAIL AT GRADE – Ground floor commercial space enhances project viability, attracts investor and end user demand, and provides convenient amenities for future residents

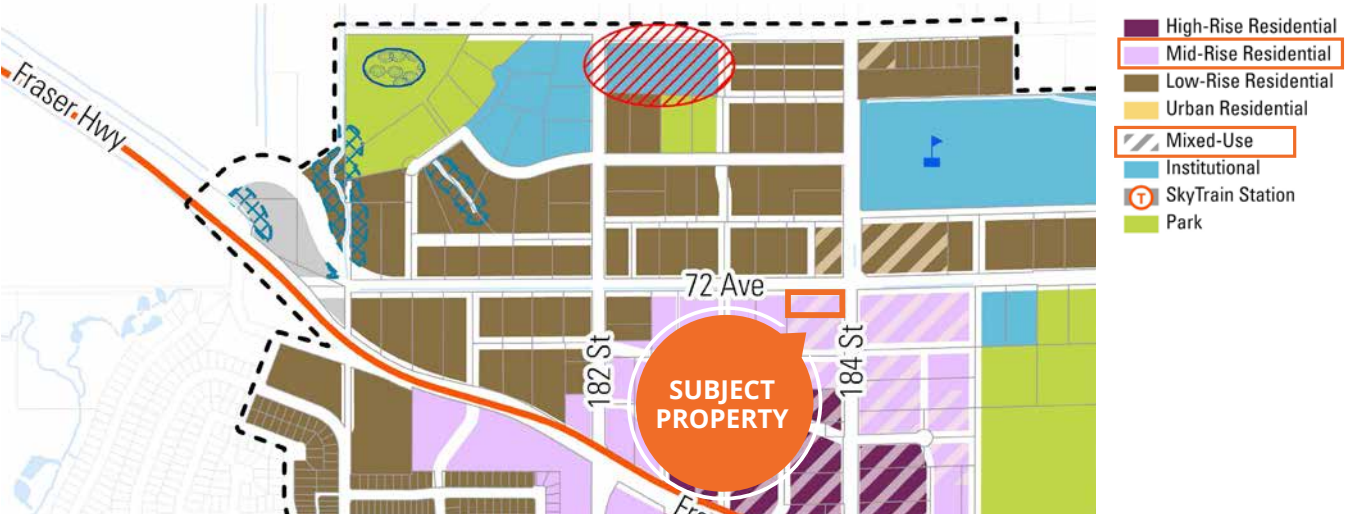


BOUTIQUE DEVELOPMENT OPPORTUNITY – Ideal scale for a standalone wood-frame project, well suited for developers seeking an efficient, near-term addition to their pipeline

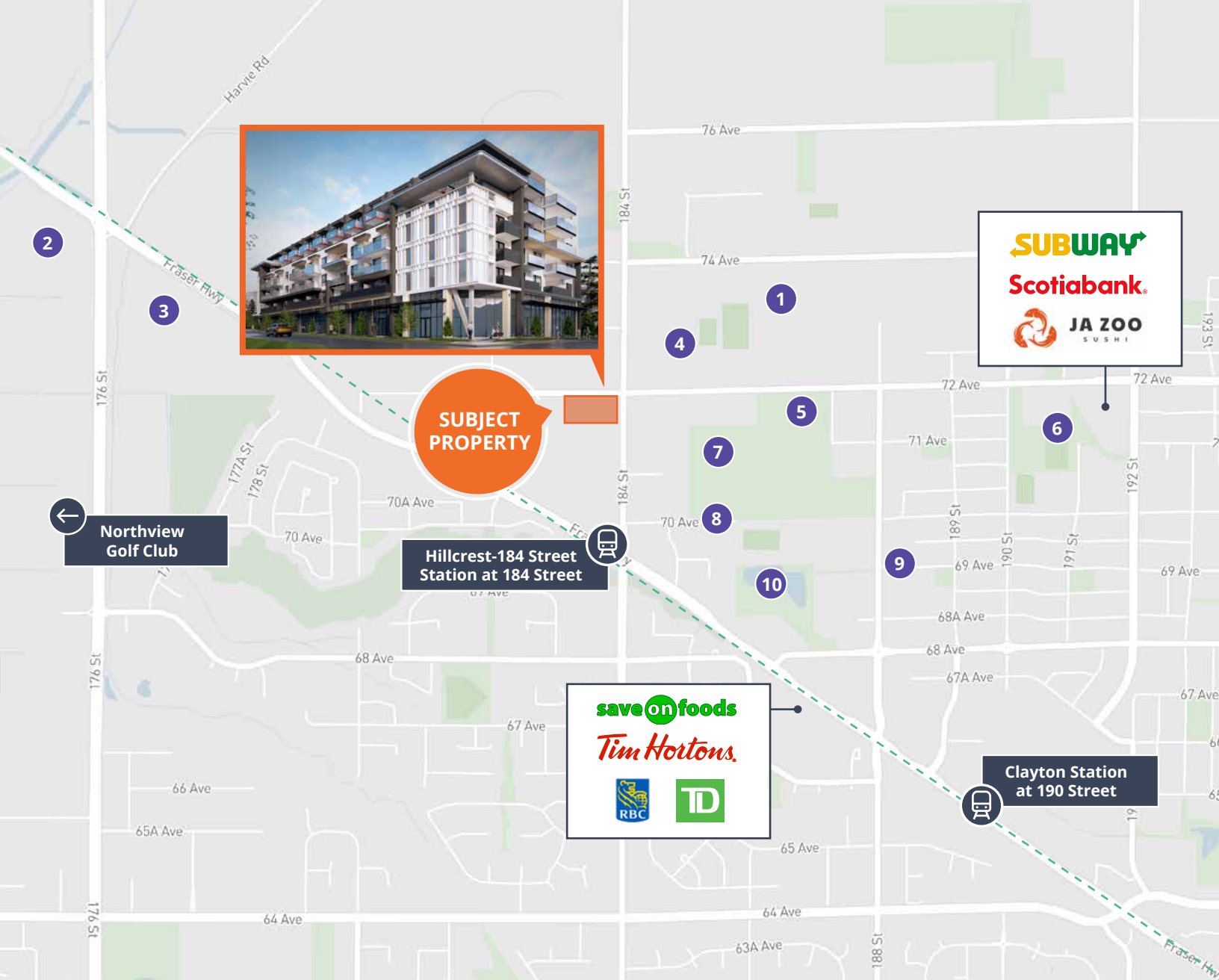


RENTAL OR CONDO POTENTIAL – Supports both purpose-built rental or condominium development, allowing a purchaser to pursue the most viable and market driven execution strategy

Development potential



TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1 (Metro Vancouver)	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m - 400m	Up to 4.0	Up to 12	High Rise, Mid-Rise
	1B) Bus Exchange	401m - 800m	Up to 3.0	Up to 8	Mid-Rise
		200m or less	Up to 4.0	Up to 12	High Rise, Mid-Rise
TOA Type 2 (Metro Vancouver)	Bus Exchange	201m - 400m	Up to 3.0	Up to 8	Low-rise, Townhouse
		200m or less	Up to 3.5	Up to 10	Mid-rise
TOA Type 3 (Metro Vancouver)	Bus Exchange	201m - 400m	Up to 2.5	Up to 6	Low-rise/Townhouse
		200m or less	Up to 2.5	Up to 6	Low-rise
		201m - 400m	Up to 1.5	Up to 4	Townhouse



1. Regent Road Elementary School
2. Surrey Golf Club
3. SkyTrain operations and maintenance centre (OMC)
4. Ecole Salish Secondary School
5. Clayton Community Centre

6. Hazelmere Park and Elementary School
7. Clayton Park
8. Surrey Lawn Bowling Club
9. Clayton Heights Secondary School
10. North Creek Duck Pond

Contact for more information

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