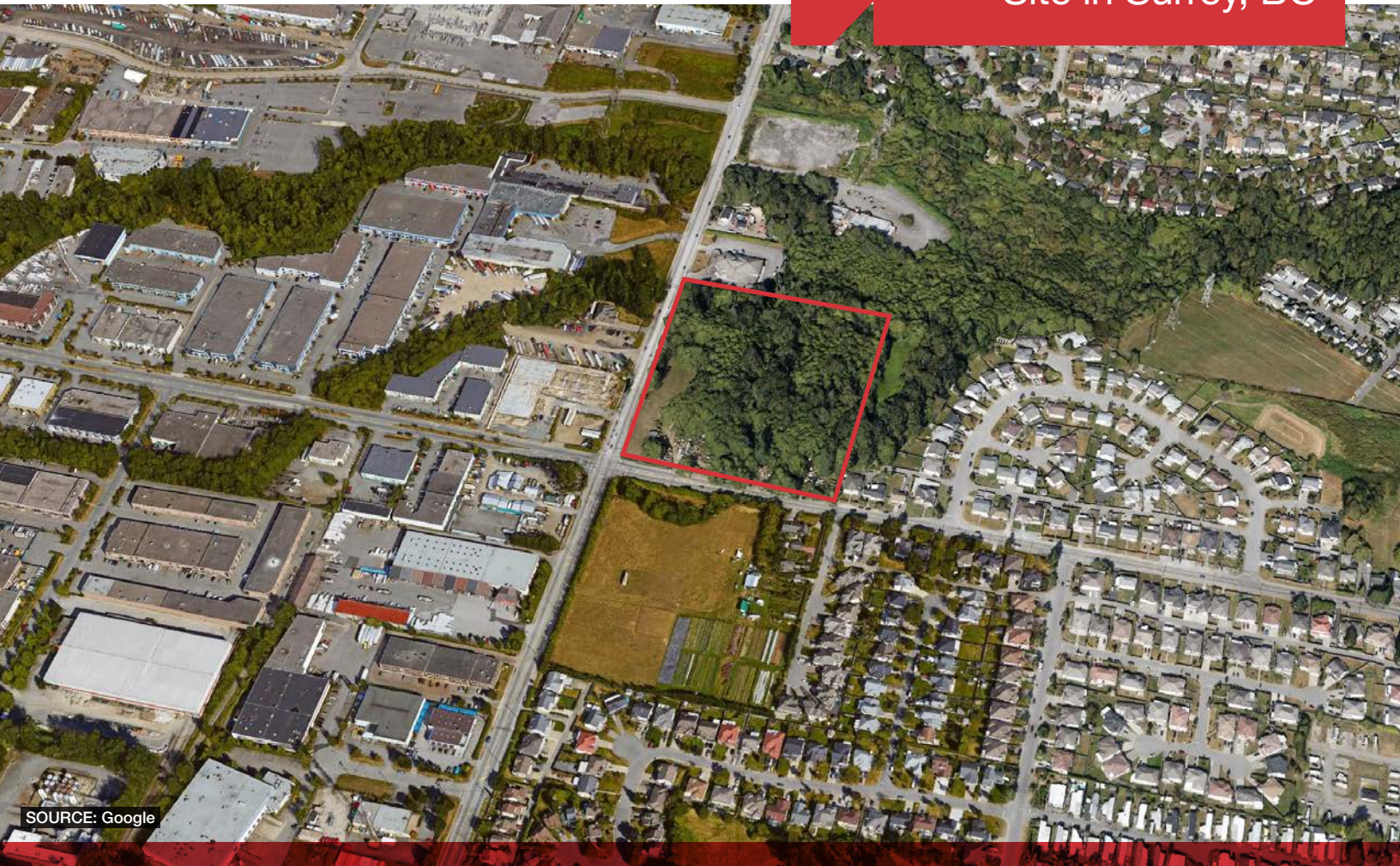


NAICommercial



FOR SALE
9.43-Acre Development
Site in Surrey, BC



**13229 & 13277 84th Avenue,
Surrey, BC**

Highlights

Opportunity to purchase two legal parcels totaling 9.43-acres zoned for Residential (RA) and conveniently located near all amenities. There is potential for rezoning to medium/high density residential.

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13229 & 13277 84th Avenue, Surrey, BC

The Opportunity

The properties represent an opportunity to acquire two regular legal parcels totalling 9.43-acres (410,770 SF). Both parcels are impacted by a northward flowing creek, which forks along the lot line towards the north end of the properties (Cruikshank Creek & Mahood Creek). The creeks are red-coded watercourses indicating habitation by salmonids year-round. Therefore the net usable acreage of the site totals approximately 2.43-acres due to setbacks from the watercourses.

The City of Surrey's Official Community Plan (OCP) designates the subject parcels as Urban Zoning, allowing for approximately 10+ units per acre (u.p.a.). Current RA (One Acre Residential) zoning allows for single-family uses on minimum lot sizes of one acre or more.

Location

The properties are located on the northeast corner of the 84th Avenue and 132nd Street intersection in the City of Surrey's West Newton neighbourhood.

Property Highlights

Site Size

13229 84th Avenue: 4.43-acres
13277 84th Avenue: 5.00-acres
Total: 9.43-acres (2.43 net usable acres)

Property ID

13229 84th Avenue: 010-546-928
13277 84th Avenue: 010-546-901

Legal Description

13229 84th Avenue: PL 5488 LT 8 LD 36 SEC 29 TWP 2
13277 84th Avenue: PL 5488 LT 7 LD 36 SEC 29 TWP 2

Property Tax (2017)

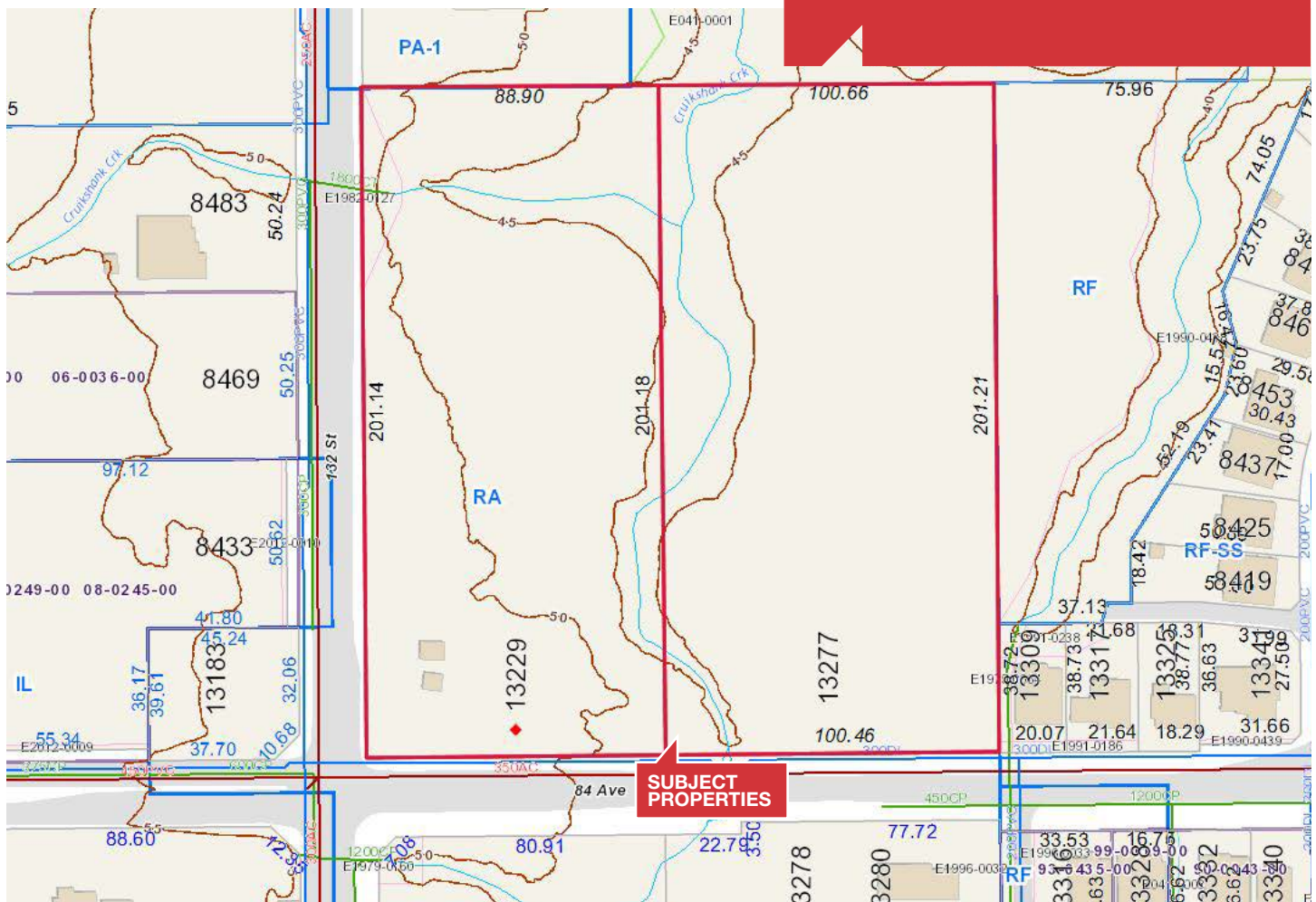
\$723.74

Zoning

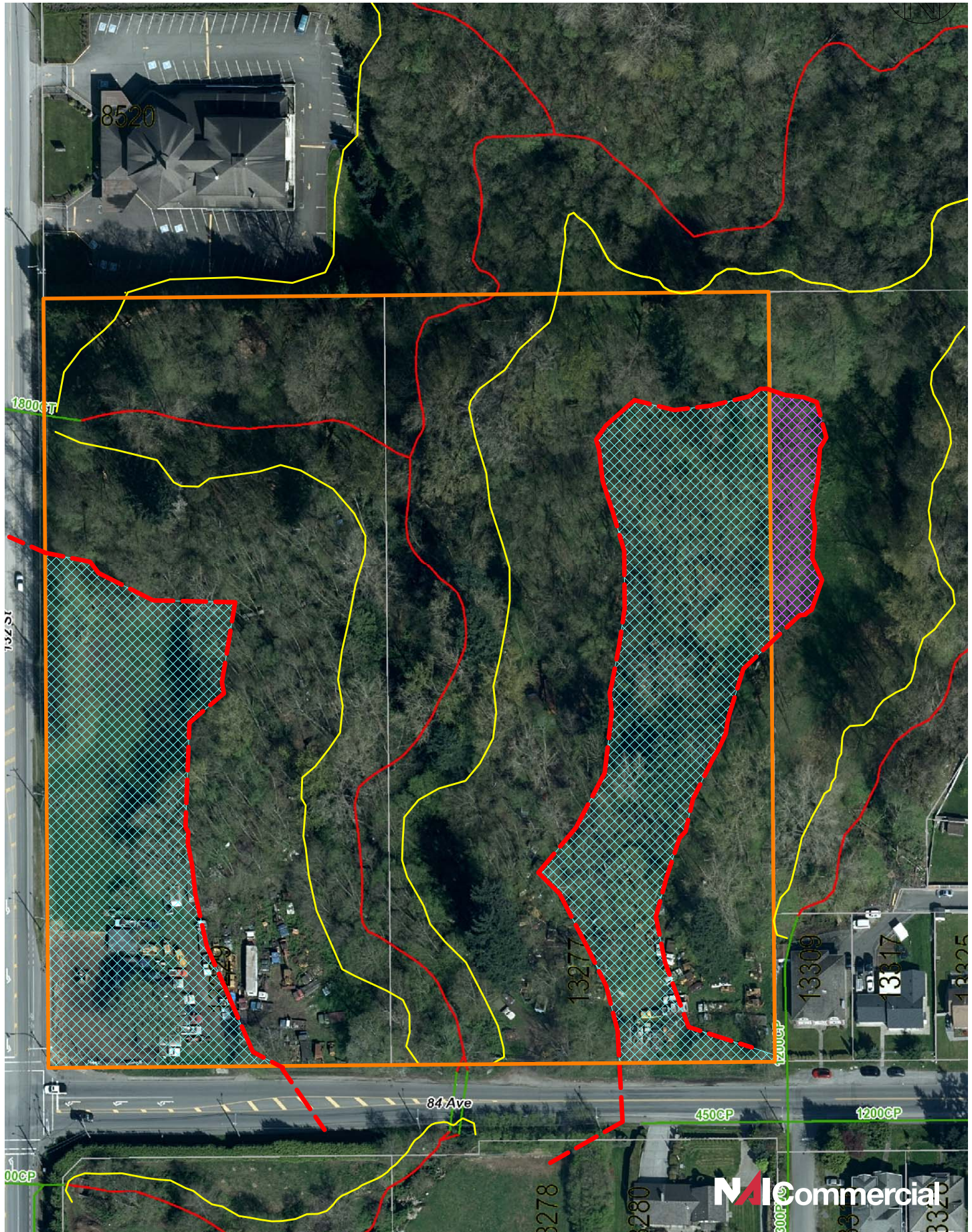
Currently zoned RA (One Acre Residential) allowing for single family uses.

Price

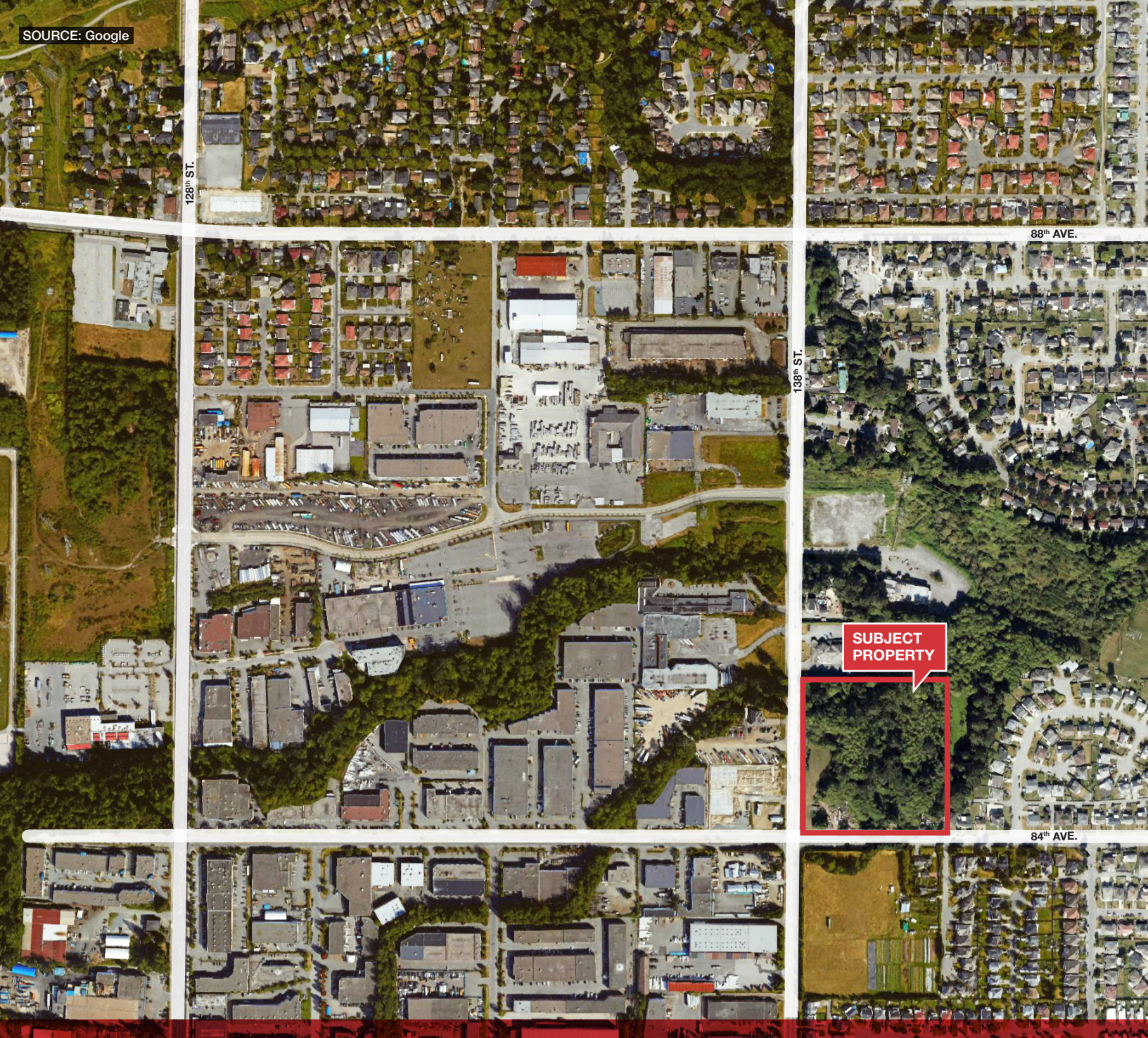
\$10,000,000



Property Setbacks



SOURCE: Google



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