

10560 - 10580 132 Street

Surrey, BC

~70,000 SF Wood-Frame Development Opportunity in the New Gateway Transit-Oriented Area



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For Sale

10560 - 10580 132 Street, Surrey, BC

Development Opportunity



3 Lot Land Assembly

A unique opportunity to acquire three (3) single family lots for a land assembly of approximately 23,000 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 is on the corner of 132 Street and 105A Avenue, just two blocks from Whalley Park.

DEMOGRAPHICS WITHIN A 5KM RADIUS (2024 ESTIMATE)

259,861

Current Population

27%

Population Growth (2019-2034)

\$111,927

Average Household Income

289,489

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

10560 132 Street	7,755 SF
10570 132 Street	7,766 SF
10580 132 Street	7,780 SF
Total:	23,301 SF

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

Total Site Size

23,301 square feet

TOA Minimum Allowable Density

Up to 3.0 (FAR)

TOA Minimum Allowable Height

Up to 8 Storeys

TOA Buildable Area

69,903 SF

Current Zoning

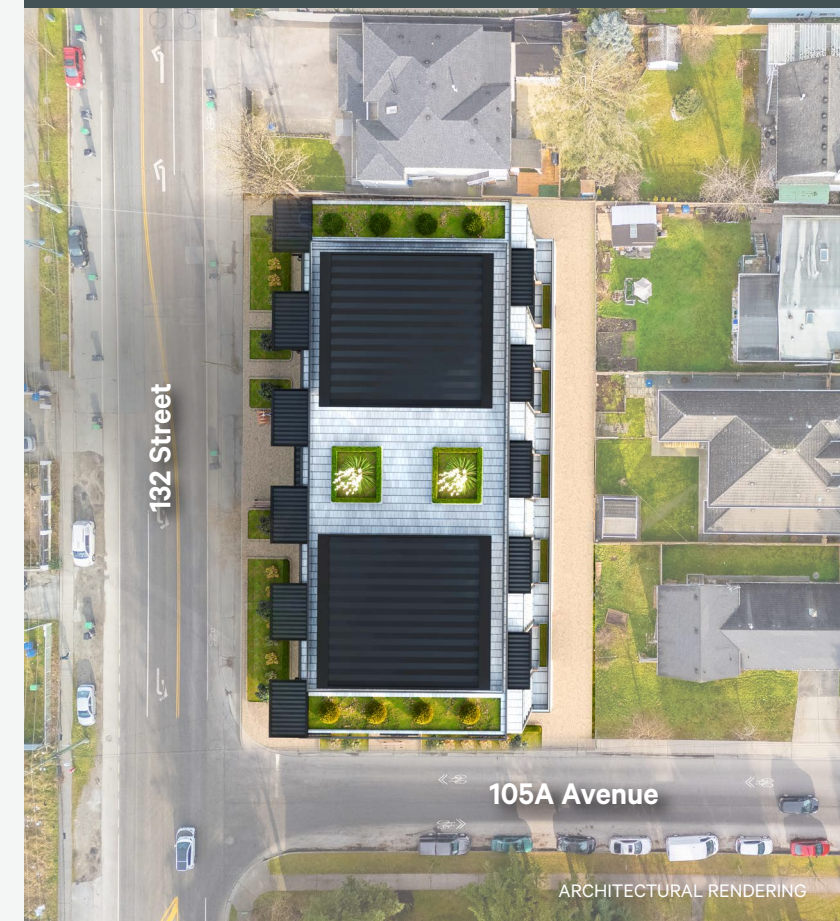
R3

OCP

Multiple Residential

Salient Details

- + Three (3) Single Family Home Lots at 7,755+ SF
- + All Homes Built in 1956
- + Combined Assessed Value of \$5,289,000
- + OCP Approved



Pricing Guidance



Contact Listing Agents

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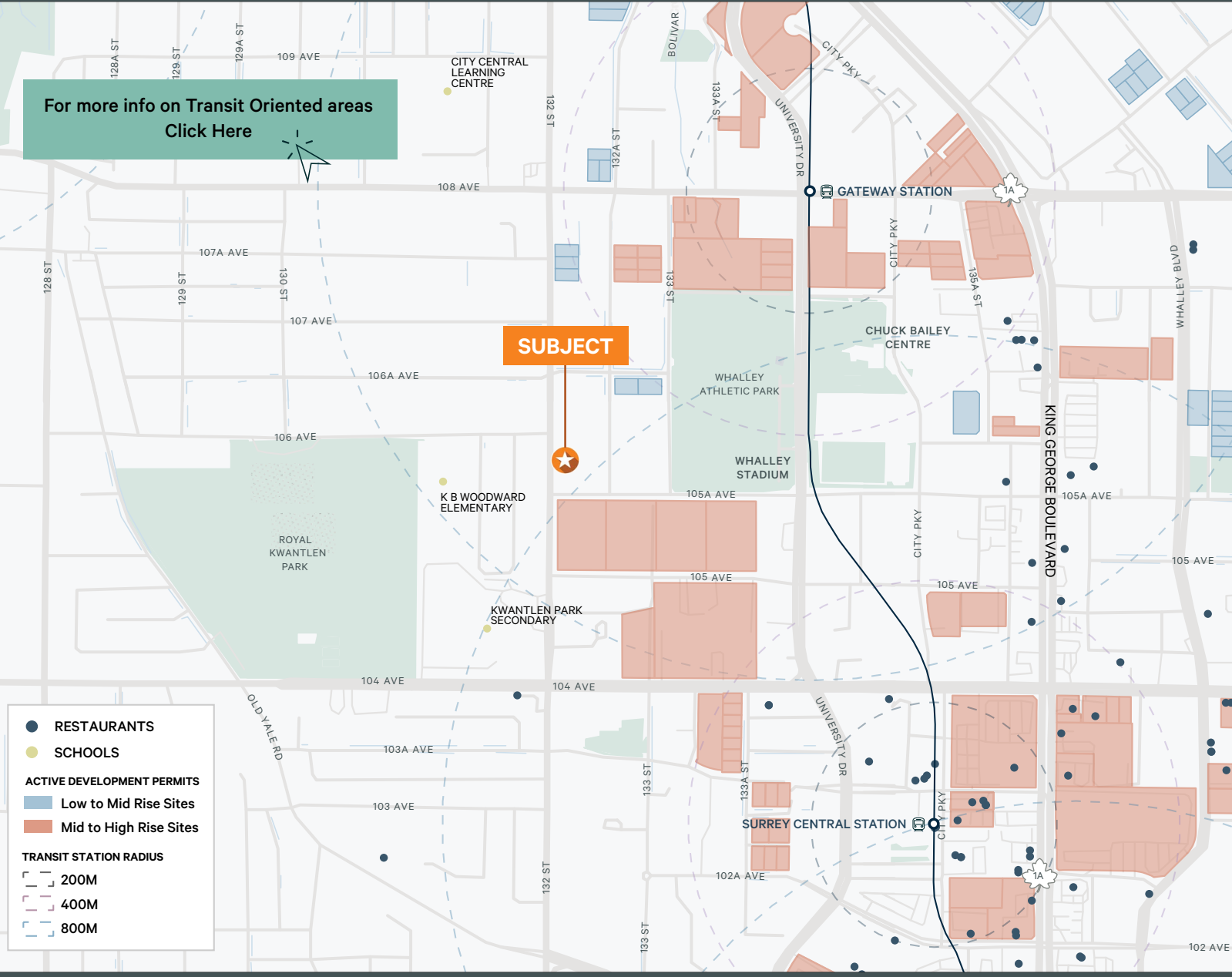
Walk Times

3 MIN	4 MIN	12 MIN	12 MIN	17 MIN
WHALLEY STADIUM	KWANTLAN PARK SECONDARY	GATEWAY STATION	CHUCK BAILEY CENTRE	CENTRAL CITY

Drive Times

4 MIN	9 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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