

FOR SALE

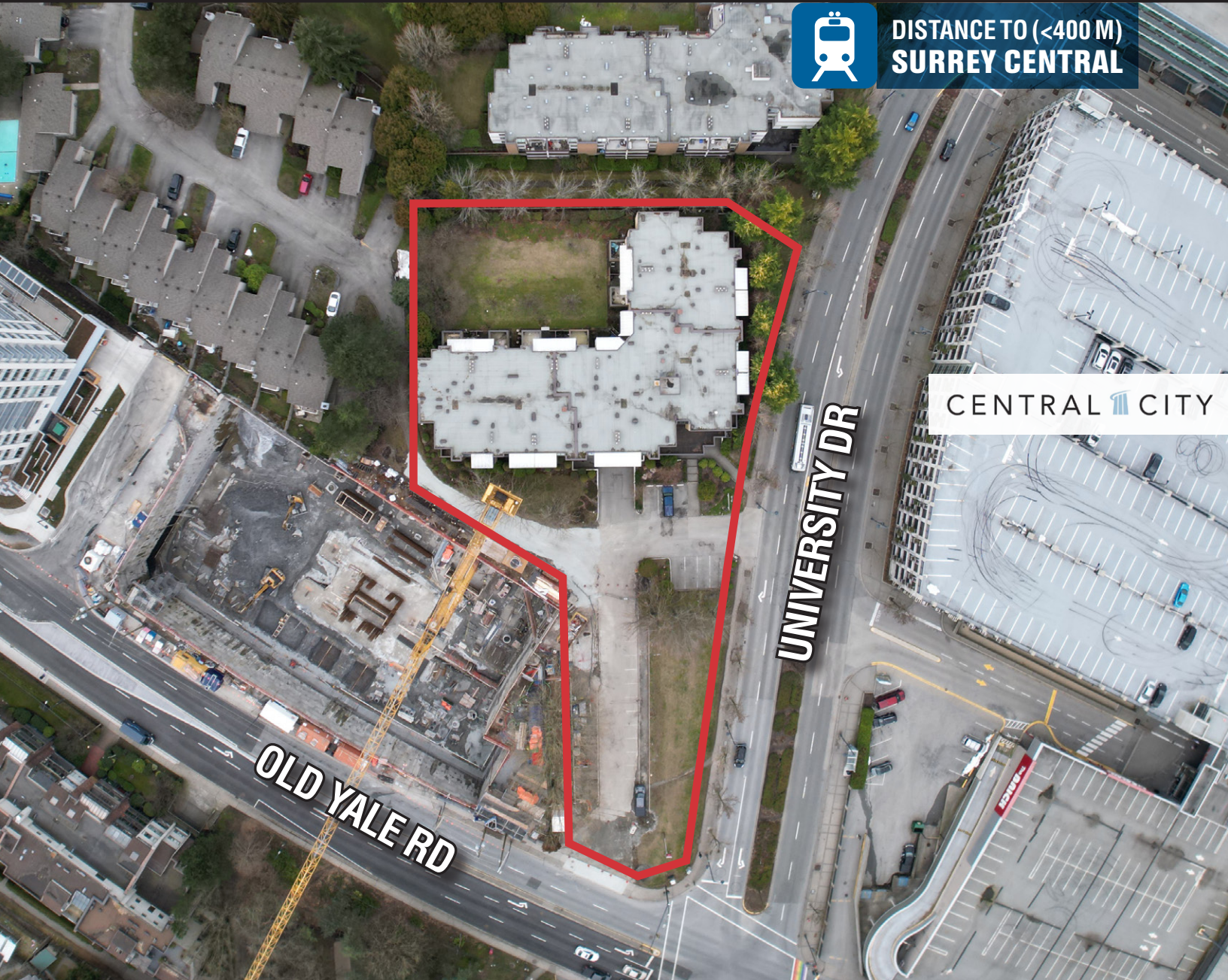
Sutton Manor

NAI Commercial

1.42 ACRE HIGH RISE SITE 400M TO SURREY CENTRAL STATION



DISTANCE TO (<400 M)
SURREY CENTRAL



CENTRAL CITY

UNIVERSITY DR

OLD YALE RD

STRATA WINDUP OF 51 STRATA UNITS | 10157 UNIVERSITY DR, SURREY, BC

Keaton Manjos

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*Personal Real Estate Corporation

SALIENT FACTS

Site Area

± 61,787 SF
(1.42 Acres)

OCP Land Use / Density

Mid to High Rise
TOD Area – Less than
400 M – 4 FAR
City Centre Plan

Current Zoning

RM-70

Current Improvements

51 Strata Units

Total Units Square Footage

36,471 SF

Assessed Total Value (2024)

\$19,928,200

Pricing Guidance

Contact Agents

CONTACT

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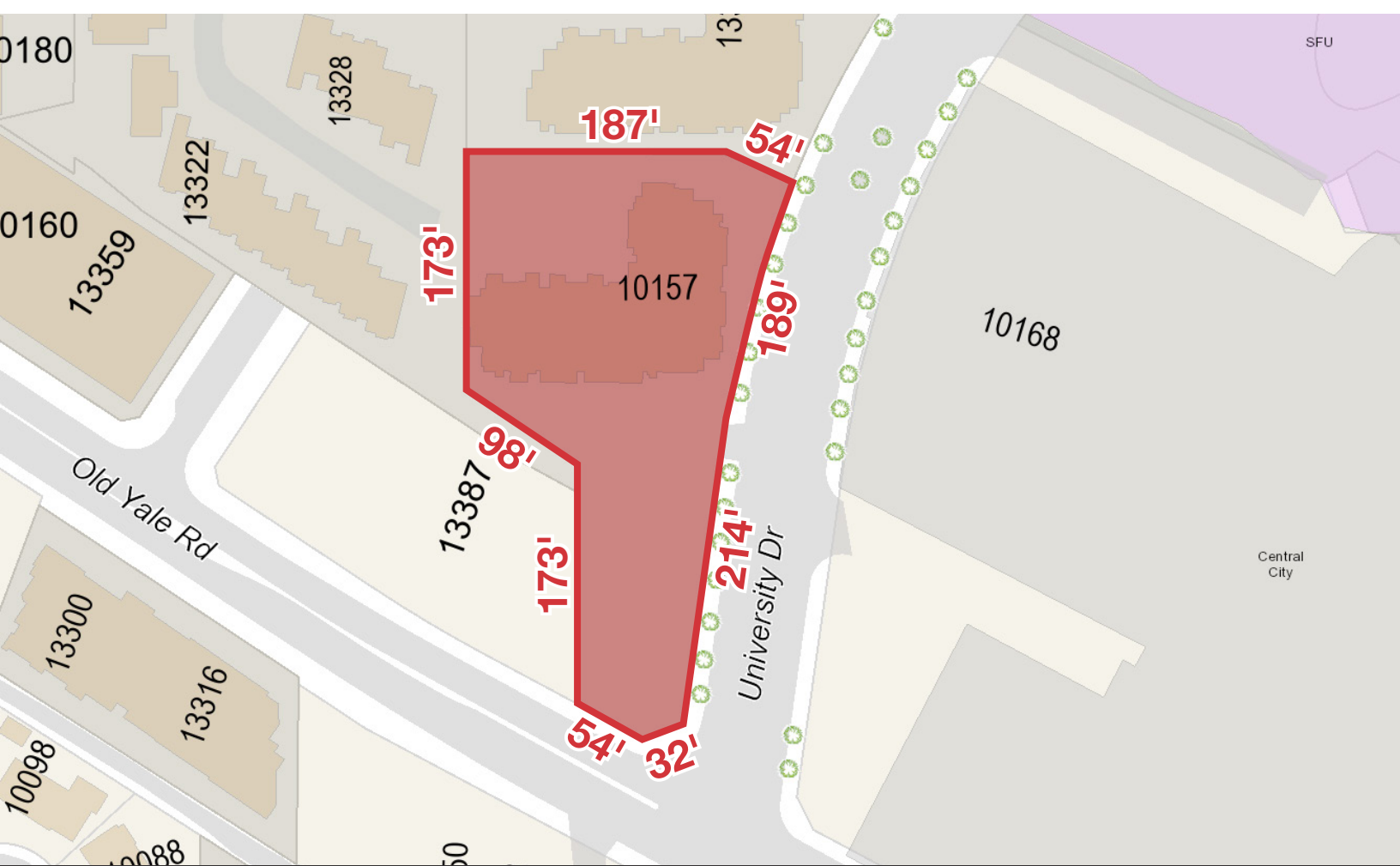
PROPERTY DESCRIPTION

NAI is pleased to present Sutton Manor, an ideal high-rise development site, 400 metres to Surrey Central SkyTrain Station. The site is comprised of 1.42 acres, which are currently improved as 51 individual strata lots. Preliminary discussions have provided a majority of owners are in favour of the sale of the property.

The site is in the heart of Central Surrey, an amenity and Transit orientated hub. The city embraced an active approach to development, resulting in multiple new area developments.

- ▶ Located in 6-minute walking distance to Central Surrey SkyTrain Station
- ▶ Nearby SFU Campus and Central City Shopping Mall
- ▶ Potential Holding Income
- ▶ Newly Announced UBC Campus
- ▶ Adjacent to One Central, the tallest residential building in Surrey
- ▶ Transit Oriented Development (TOD) Area Distance (less than 400m approx.)





10157 UNIVERSITY DRIVE, SURREY, BC

