

## 2608, 2642 & 2658 176<sup>th</sup> Street Surrey, BC

### Property Highlights

- ▶ 23.1 acres of net developable area
- ▶ 3.74 acres designated “Multiple Residential” – 22upa
- ▶ 11.20 acres designated “Townhouse Residential” – 30upa

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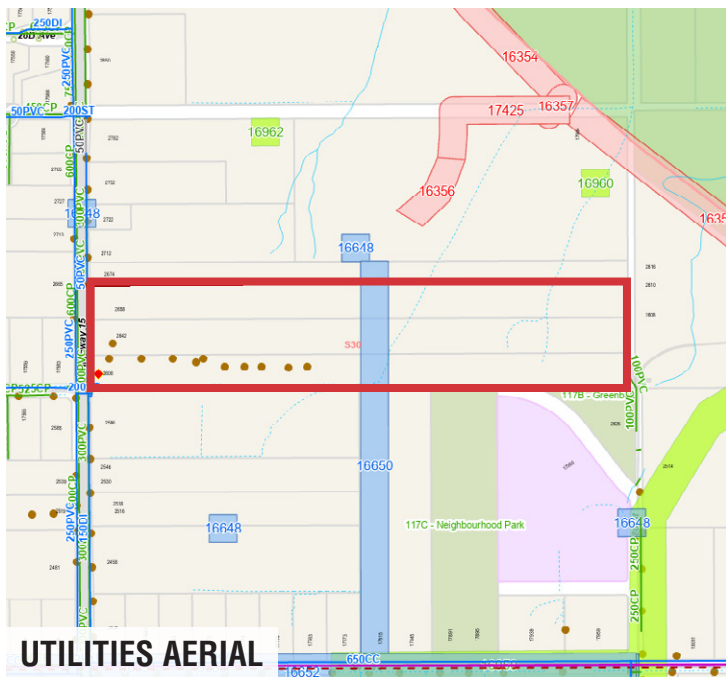
## 2608, 2642 & 2658 176<sup>th</sup> Street, Surrey, BC

### The Opportunity

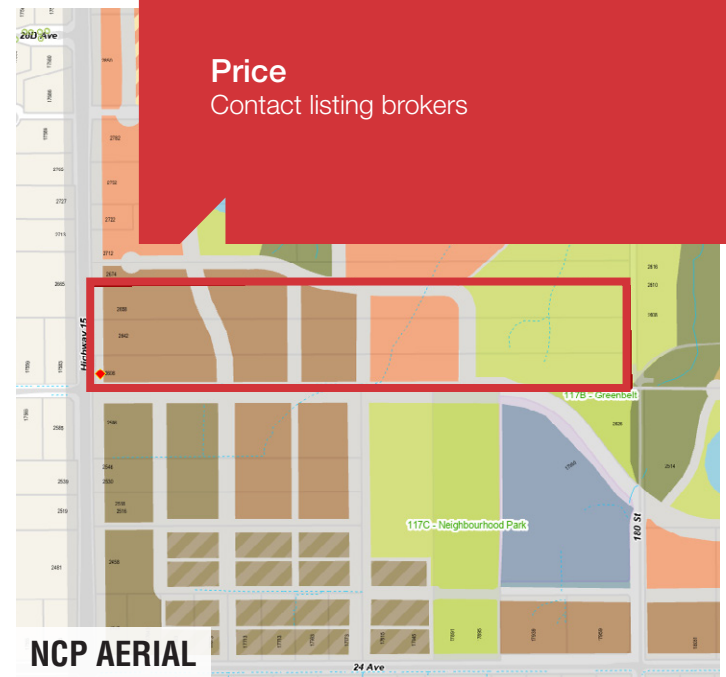
The subject site consists of three single-family parcels totalling a gross area of approximately 29.49 acres (1,284,584 SF). The site is designated “Townhouse, Multiple Residential 22 upa, Park” within the Redwood Heights Neighbourhood Community Plan. The net developable area is approximately 23.10 acres (1,006,236 SF). The subject properties have an active rezoning application submitted to the City of Surrey to rezone from RA, A-1, A-2, to RA, RM-30, subdivision from three (3) to six (6) lots, and a general development permit that is still in initial review. Based on NCP, 3.74 acres is designated “Multiple Residential” – 22upa, 11.20 acres is designated “Townhouse Residential” – 30upa, and 8.16 acres is designated as ‘park’. The subject site is not in the ALR.

### Location

The property is located on the east side 176<sup>th</sup> Street (Pacific Highway 15) at the 26<sup>th</sup> Avenue intersection, in South Surrey. The property is between Campbell Heights and Grandview Heights, and close to all amenities.



UTILITIES AERIAL



NCP AERIAL

## Property Details

### Civic Address

2609-2658 176<sup>th</sup> Street, Surrey, BC V3Z 9W5

### Legal Description

**2608 176<sup>th</sup> Street (9.90 acres)**

PID: 000-878-324

Legal: Lot 17 Section 20 Township 7 New Westminster District Plan 44251

**2642 176<sup>th</sup> Street (9.76 acres)**

PID: 011-359-226

Legal: Lot 2 Except: Firstly: South 85.3 Feet; Secondly: Part On Statutory Right Of Way Plan 84545; Section 20 Township 7 New Westminster District Plan 8342

**2658 176<sup>th</sup> Street (9.85 acres)**

PID: 011-359-234

Legal: Lot 3 Except: Part On Statutory Right Of Way Plan 84545; Section 20 Township 7 New Westminster District Plan 8342

### Total Lot Size

29.49 acres

(net developable – 23.10 acres)

### Total Property Taxes

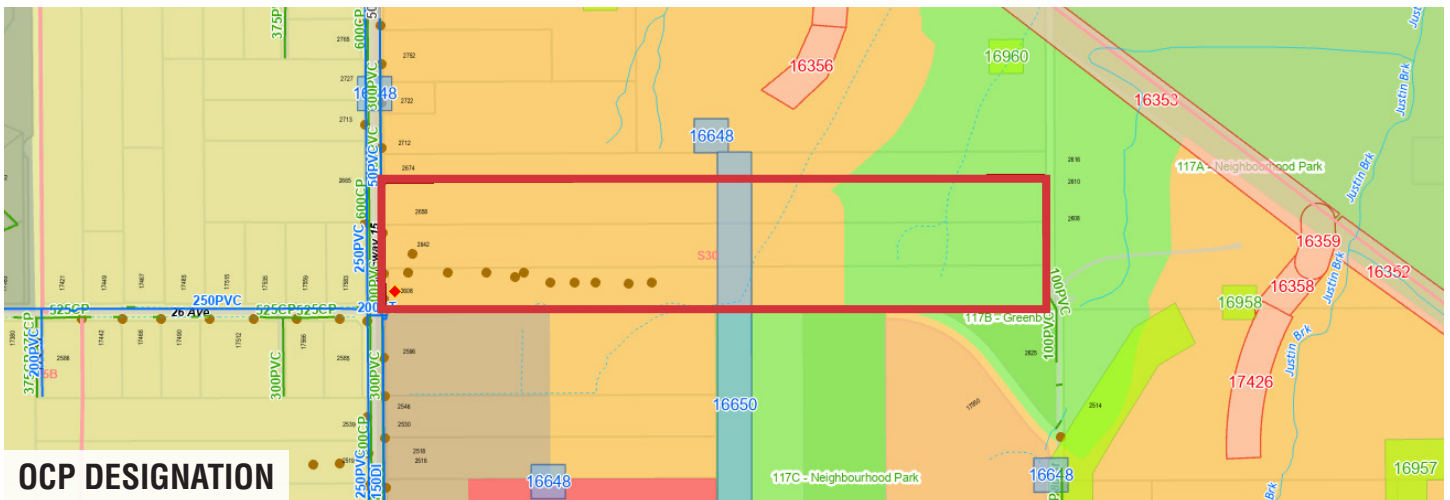
\$405,056.55 (2024)

### Zoning

Currently Zoned RA, A2, & A1

### Price

Contact listing brokers





**2608-2658**  
176 STREET

26 AVE

**GRANDVIEW  
HEIGHTS**

176 ST

15

**CAMPBELL  
HEIGHTS**

**🚗 Drive Times:**

Downtown Langley	15 min
Surrey Central	30 min

**✈️ Proximity to Airports:**

Vancouver International Airport	35 min
Abbotsford International Airport	35 min

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