



Centrally Located | 104 Avenue Corridor, North Surrey

FOR SALE
6-STOREY MULTI-
RESIDENTIAL
DEVELOPMENT
OPPORTUNITY

14245, 14255, 14265, 14275 & 14297
103A Avenue | Surrey

Current Zoning

RF (Single Family Residential)

Proposed OCP Designation

Apartments (6 storeys)

Density

2.5 FAR

Gross Site Area

± 40,806 SQFT

Buildable Area

± 102,015 SQFT

Dimensions

± 352' Frontage x 136' Depth

PRICE

Contact agents



THE OPPORTUNITY

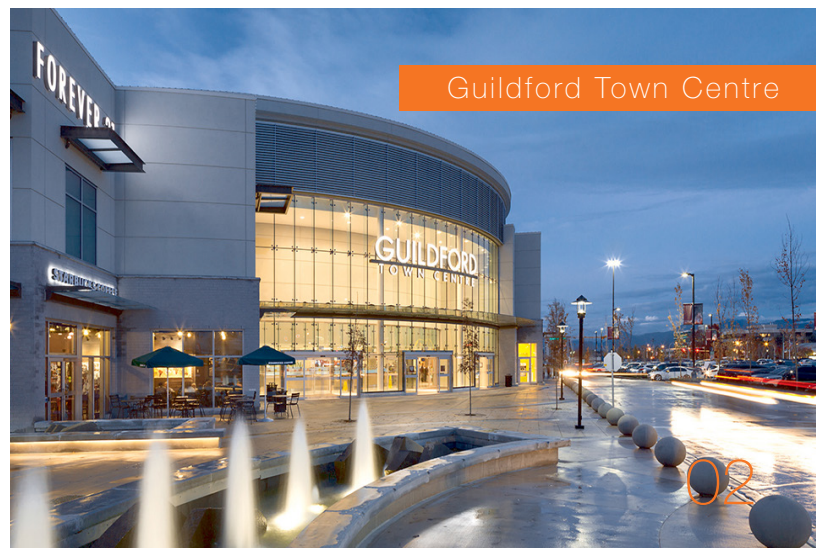
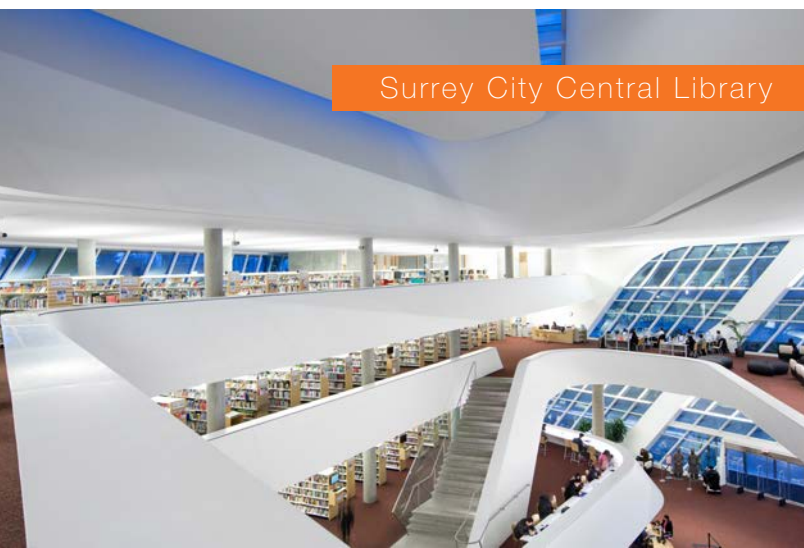
MULTI-RESIDENTIAL 6-STOREY APARTMENT

Located along the 104th Avenue Corridor in North Surrey and conveniently positioned between Guildford Centre and Surrey City Centre, this offering represents an exceptional opportunity to develop a multifamily 6-storey apartment building in close proximity to the proposed Light Rail Transit Line.

The property is situated along the Frequent Transit Corridor and within a short distance to Hawthorne park, shopping centres, which include Central City Shopping Centre and Guildford Towncentre, in addition to a variety of current and future neighborhood amenities.



* 10365 143 Street - Willing seller unrepresented



SURREY LIGHT RAIL MAP

The subject site is located in close proximity to the proposed **Surrey-Newton-Guildford Light Rail Line**: This line will connect Guildford, Surrey City Centre and Newton with light rail running along 104th Avenue and King George Boulevard. The LRT is also designed to connect the Skytrain Expo line seamlessly at Surrey Central Station, providing optimal transit convenience.

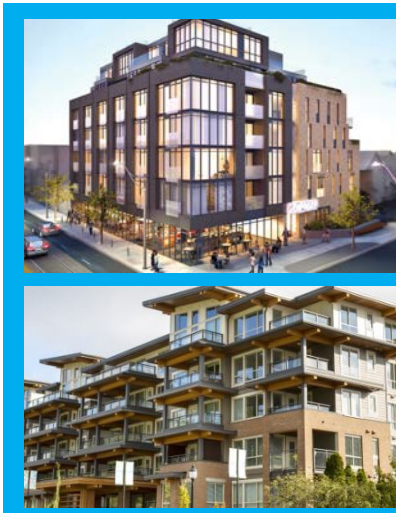
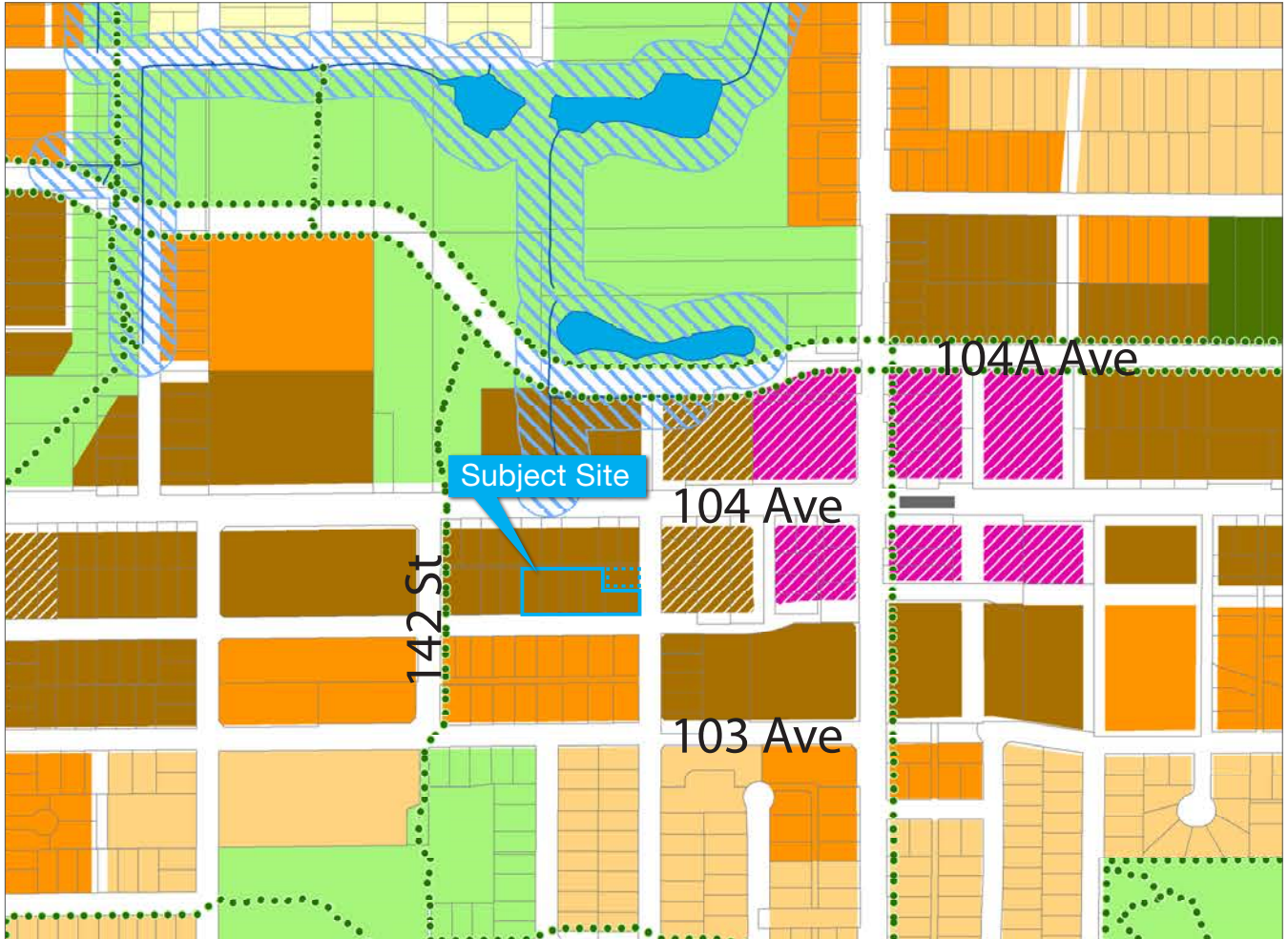


Proposed LRT Ave Station

CITY OF SURREY RENDERING



104 AVENUE CORRIDOR, NORTH SURREY



Legend

- | | |
|---|---------------------------|
| Mid to High Rise (12-25 stories)
<i>Density: FAR 3.5</i> | Parks and Natural Areas |
| Apartments (6 storeys) | Plaza |
| Apartments (4 storeys) | Metro Vancouver Reservoir |
| Townhouses | Park/School |
| Single Family | School |
| Mixed Use High Rise (26-34 stories)
<i>Density: FAR 4.5</i> | Civic |
| Mixed Use Mid to High Rise (12-25 stories)
<i>Density: FAR 3.5</i> | Bus Layover Facility |
| Mixed Use (6 storeys) | Daylighted Watercourse |
| Mixed Use (4 storeys) | Riparian Buffer |
| Commercial | Green Connector |
| | LRT Stops |

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**LONDON
PACIFIC**
REDEFINING LAND

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