

LONDONPACIFIC
REDEFINING LAND



FOR SALE
DEVELOPMENT OPPORTUNITY

13831, 13847 & 13859 108 Avenue

SURREY CITY CENTRE

Surrey City Central Library



Simon Fraser University



SURREY CENTRAL CITY MALL



THE OPPORTUNITY

MID-RISE APARTMENT

This site offers an opportunity to acquire over one acre of apartment designated land along the high visibility corridor of 108 Avenue in Surrey’s City Centre. The subject site is designated as “Low-Rise Apartment and Townhouse” with an allowable gross density of up to 2.5 FAR in the form of 6 storey apartments.

Situated in the heart of Surrey’s City Center and within 800 metres of Gateway Station along the Expo Line of Metro Vancouver’s SkyTrain rapid transit system, this site offers an early opportunity to be a part of a rapidly developing community.

The Surrey City Centre neighbourhood includes numerous public attractions such as Simon Fraser University, Central City Shopping Centre, the Expo Line SkyTrain, and the future rapid transit line currently in the planning phase.

Current Zoning

RF (Single Family Residential)

Proposed NCP Designation

**Multiple Residential –
Low to Mid Rise**

Base Density

2.5

Gross Site Area

3 lots ± 50,112 SQFT

PRICE

Contact agents

PROPERTY OVERVIEW

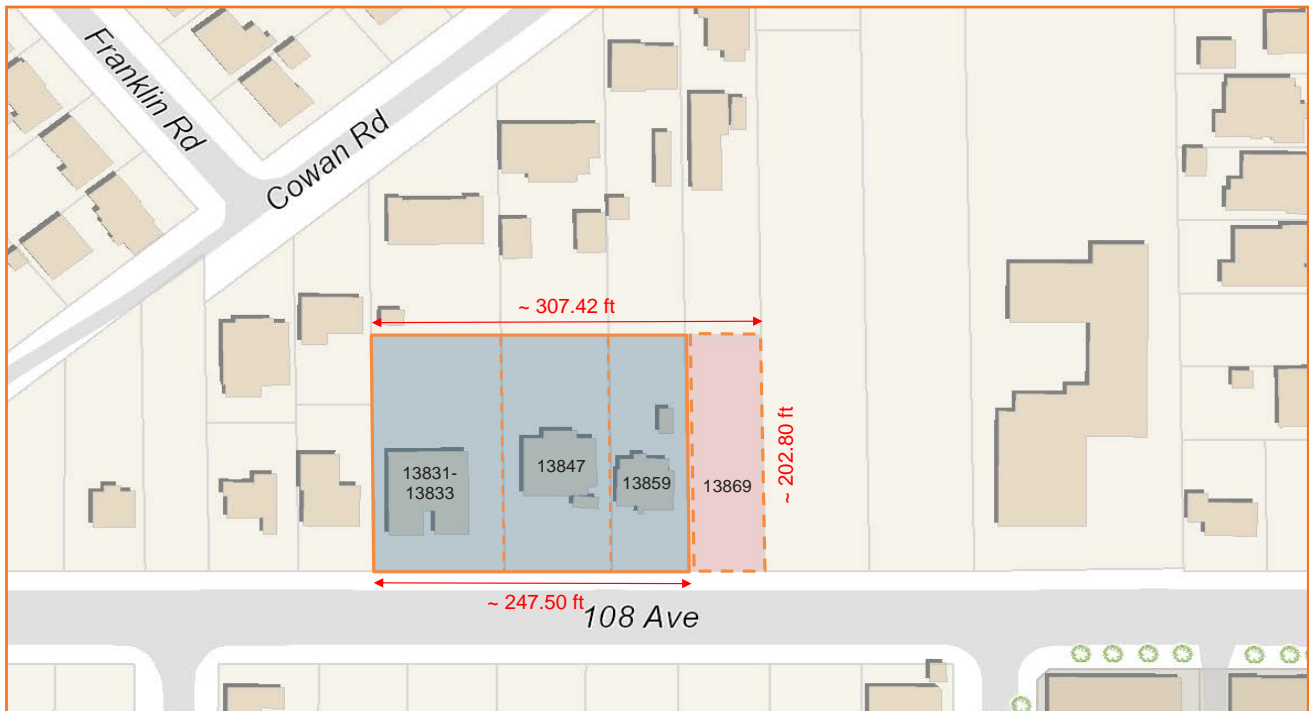
SUBJECT SITE

ADDRESS	PID	SIZE	NCP FSR
13831 108 Ave	006-343-112	20,758 SQFT	2.5
13847 108 Ave	001-381-075	17,153 SQFT	2.5
13859 108 Ave	004-859-618	12,201 SQFT	2.5
BASE SITE SIZE		50,112 SQFT	

POTENTIAL EXPANSION PROPERTIES

13869 108 Ave	004-859-618	12,165 SQFT	2.5
---------------	-------------	-------------	-----

TOTAL POTENTIAL SITE SIZE 62,277 SQFT



 SUBJECT SITE

 CITY OWNED PROPERTY

LAND USE MAP



Low Rise Apartment and Townhouse (up to 2.5 FAR)

Located along the perimeter of the plan, this designation will provide a transition between the proposed mid-rise areas and single family along outer boundary of the plan. The designation allows for gross density up to 2.5 FAR in the form of medium to low density townhouses and 4-6 Storey apartments.

- High Rise 5.5 FAR
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Single Family/Duplex 0.6 FAR
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Mixed-Use 5.5 FAR
- Mixed-Use 7.5 FAR
- Plaza
- Public Open Space
- School
- Institutional
- Park
- Creek Buffers
- Long Term Road
- SkyTrain

Isaac Foord

604.420.2600 ext 214

isaac@londonpacific.ca

Keath Williams

604.420.2600 ext 202

kwilliams@londonpacific.ca

**LONDON
PACIFIC**
REDEFINING LAND

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | LONDONPACIFIC.CA

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation