

STRATA
WIND-UP 

BCS 1619

MOUNTAIN
CREEK VILLAGE

SURREY CITY CENTRE

FOR SALE




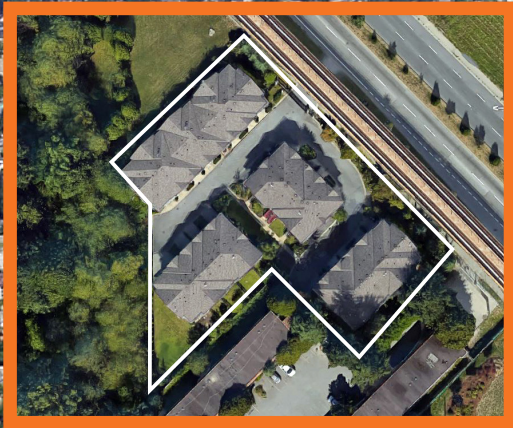
13360 KING GEORGE BOULEVARD, SURREY

LONDON
PACIFIC



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S U R R E Y



Mountain Creek Village, Strata Plan BCS 1619, is a residential strata community consisting of 22 townhomes in Surrey's City Centre. Strata Plan BCS 1619 has retained London Pacific as their Exclusive Agent to market "For Sale" this incredible **highrise development opportunity**.

Situated in the heart of Surrey's City Center, walking distance from the Gateway Skytrain Station, this site provides an early opportunity to be a part of a rapidly developing community. Active development companies in the area such as Century Group, Bosa Properties, PCI Group, Lark Group, Rize Alliance, Tien Sher Group, and Concord Pacific are driving the success of this growing community.

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SALIENT FACTS



Address

13360 King George Boulevard, Surrey

Legal Plan

Strata Plan BCS 1619

Location

City of Surrey

Gross Site Area

± 43,103 SQFT

Land Use Designation

Mid to High Rise 5.5 FAR

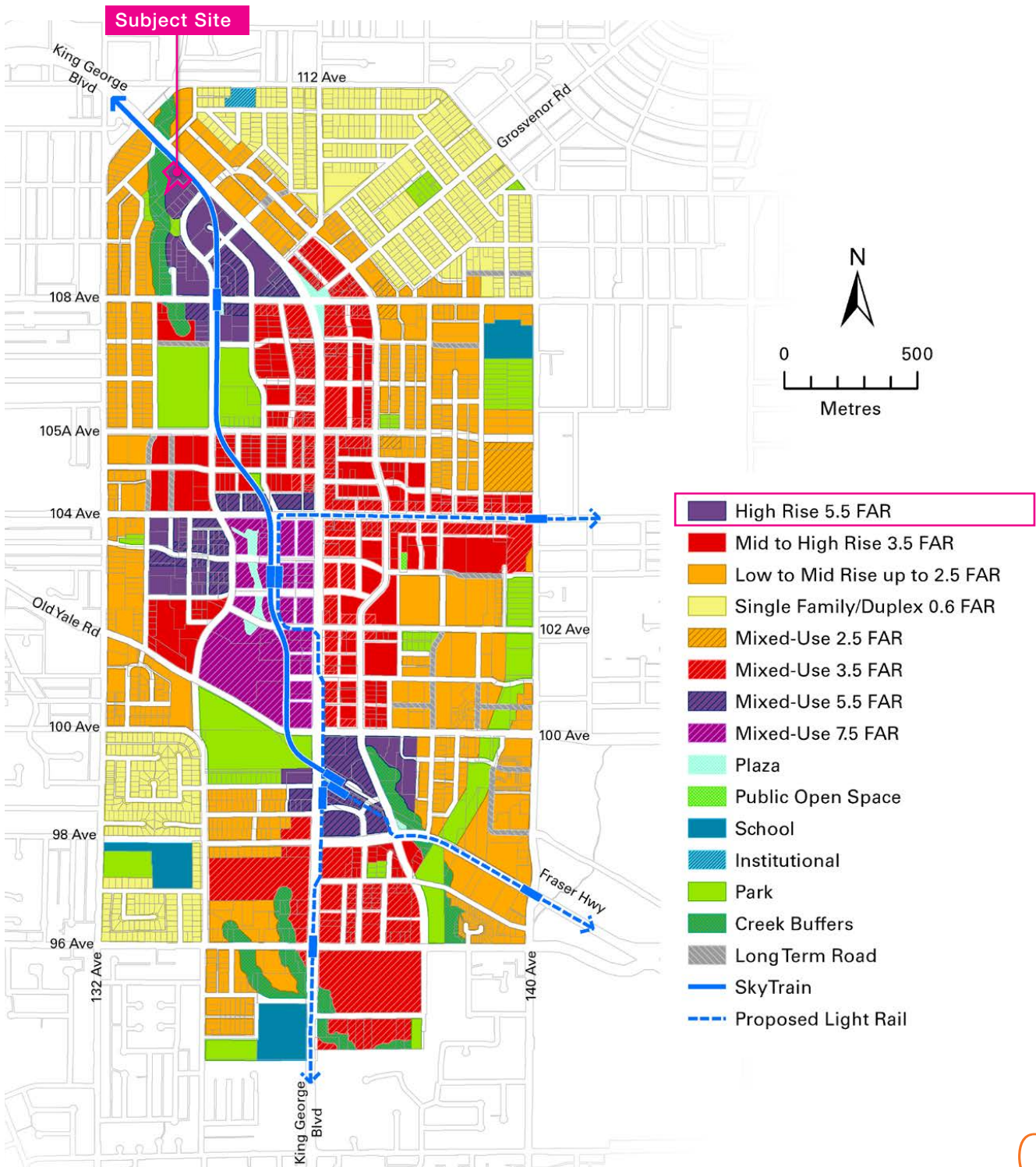
Improvement

22 Strata Townhouse units

(with equal proportionate share of unit entitlement on destruction)

LAND USE DESIGNATION

The City of Surrey's City Center Plan designates the site as a Multiple Residential mid to high rise tower. Through a successful assembly and rezoning of the site, the buyer will be able to achieve a maximum base density of 5.5 FSR for the development. Additionally, the City of Surrey offers bonus density at the City's discretion for higher density developments.





THE OFFER PROCESS

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents [Isaac Foord](#) or [Ben Williams](#), London Pacific upon request.

The sale of the Property will be subject to the termination (wind-up) of [Strata BCS 1619](#) in accordance with the applicable provincial legislation. Legislation will require the approval of the offer by 80% of the Strata Owners in a Special General Meeting of the Strata Corporation and subsequent approval by the Supreme Court of British Columbia.

Prospective purchasers are invited to sign a Confidentiality Agreement (available from the Listing Agents) to received further information about this offering and to gain access to a Confidential Offering Memorandum.

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Isaac Foord

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