

FOR SALE

MULTIFAMILY DEVELOPMENT SITE



GAGAN SOHI

Personal Real Estate Corporation

604-753-1000
info@gagansohi.com
www.GaganSohi.com
#105 7928 128 St Surrey BC V3W 4E8

**CENTURY 21
COMMERCIAL**

COASTAL REALTY LTD.

PROPERTY PROFILE





SALIENT FACTS

CIVIC ADDRESS	10312 142 Street Surrey 14229 103 Avenue Surrey 14237 103 Avenue Surrey 14247 103 Avenue Surrey
PID(S)	001-765-728 012-656-925 012-656-917 013-874-624
TOTAL SITE AREA	± 0.8 Acres 34,675 Sq. Ft.
ZONING	Single Family Residential (RF)
OCP	Multiple Residential
AREA PLAN	Guildford Town Centre
PRICE	Contact Listing Agent

OPPORTUNITY

Opportunity to acquire an exceptionally located ± 0.8 Acre (34,675 sq. ft.) multifamily development site in the Guildford Town Centre - 104 Avenue Corridor Plan

SITE HIGHLIGHTS

-  Fully efficient rectangular shaped with 288' of frontage and 120' of depth including local & collector roads accesses
-  Designated low-rise apartments under the Guildford Town Centre Plan and neighboring high profile sold out new developments
-  Located in the Frequent Transit Development Area (FTDA) and steps to all major bus lines with close proximity to multiple Sky Train Stations
-  Surrounded by world class shopping, restaurants, education, parks, recreation and the Surrey Central Business District



*Potential to acquire the lane from the City of Surrey, which could further enhance the site's efficiency and development potential. Buyer to make independent inquiry with the municipality.

DEVELOPMENT POTENTIAL

LOCATION

The Property is in the Guildford Town Centre - 104 Avenue Corridor Plan, which is one of the fastest growing and most active development neighborhoods in the City of Surrey with thousands of units under application to meet the projected future population growth.



North Aerial View

DEVELOPMENT GUIDELINES

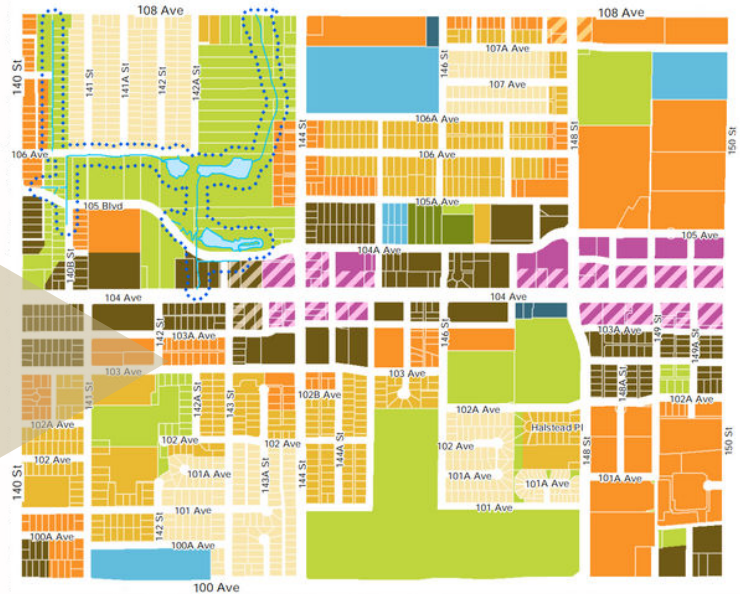


- MAXIMUM HEIGHT**
- 4 storeys (potentially 5 storeys on constrained sites)
 - 2 storey townhouses on ground floor encouraged

FLOOR AREA RATIO
1.6 FAR

LAND USE

Guildford Town Centre - 104 Ave Corridor Plan*

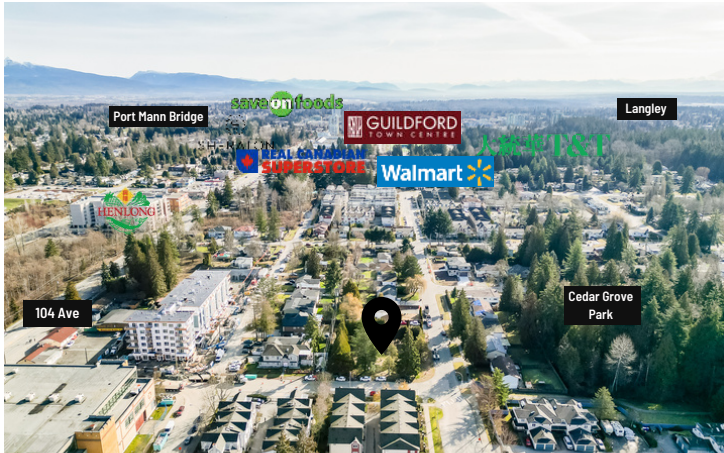


*Draft Stage 1 Plan

LEGEND

- | | | | |
|---------------------------|----------------------------|---------------------------|------------------------|
| Single Family or Duplex | Low to Mid Rise Apartment | High Rise Mixed Use | School |
| Low Rise Apartment | Low to Mid Rise Mixed Use | Commercial | Park/School |
| Low Rise Mixed Use | Mid to High Rise Apartment | Parks and Natural Areas | Civic |
| | Mid to High Rise Mixed Use | Metro Vancouver Reservoir | Daylighted Watercourse |

Exceptionally located between Surrey City Centre & Guildford Town Centre, all major highways, bridges and essential amenities



East Aerial View

Drive Time To



3 Minutes to Guildford Town Centre



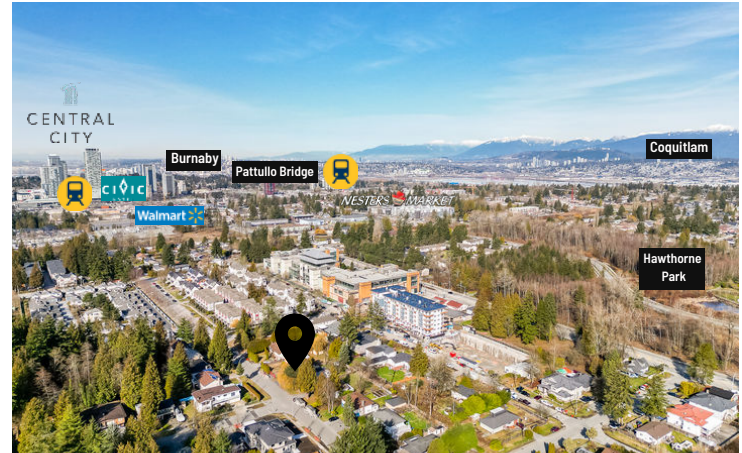
5 Minutes to Port Mann Bridge



3 Minutes to the 140 St Skytrain Station



24 Minutes to Township of Langley



North West Aerial View

Drive Time To



4 Minutes to Central City



9 Minutes to Pattullo Bridge



3 Minutes to Surrey Central Skytrain Station



34 Minutes to Downtown Vancouver

AMENITIES

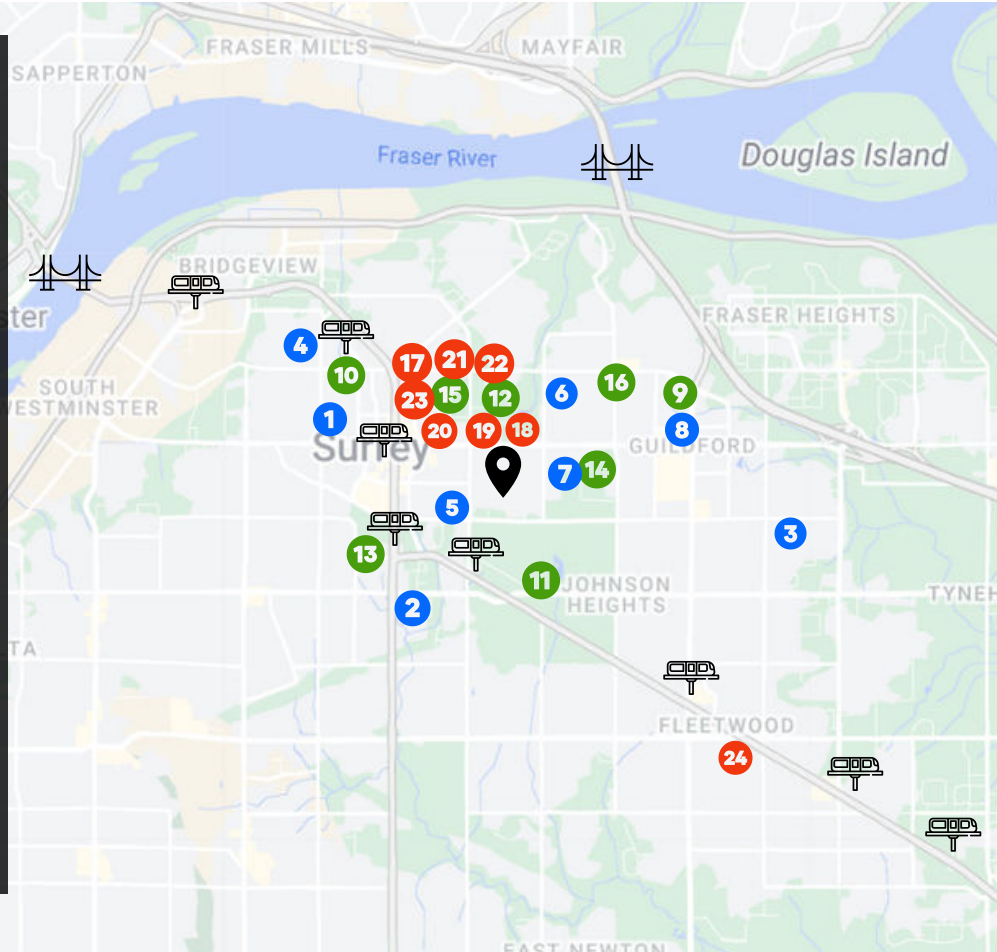
LEGEND

EDUCATION

- 1 Simon Fraser University
- 2 New UBC Surrey Campus
- 3 Guildford Park Secondary
- 4 Kwantlen Park Secondary
- 5 Lena Shaw Elementary
- 6 Mary Jane Shannon Elementary
- 7 Hjorth Road Elementary
- 8 Holly Elementary


PARKS & RECREATION

- 9 Guildford Rec Centre
- 10 Chuck Baily Rec Centre
- 11 Green Timbers Park
- 12 Hawthorne Park
- 13 Holland Park
- 14 Hjorth Rd Park
- 15 Forsyth Park
- 16 Holly Elementary



NEW DEVELOPMENTS

- 17  **Hendrix**
Sync Properties
- 18  **Prosper**
Mountain Creations
- 19  **Unison**
Ecogen Properties
- 20  **Hartley**
Porte Homes
- 21  **Victor**
M.L. Emporio
- 22  **Amaya**
Panorama Group
- 23  **Radley**
WestFraser Developments
- 24  **Fleetwood Village**
Dawson + Sawyer



GAGAN SOHI

Personal Real Estate Corporation

604-753-1000

info@gagansohi.com

www.GaganSohi.com

#105 7928 128 St Surrey BC V3W 4E8

**GAGAN
SOHI**

REAL ESTATE GROUP

**CENTURY 21
COMMERCIAL**
COASTAL REALTY LTD.

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Century 21 Coastal Realty and Gagan Sohi Personal Real Estate Corporation.