

FOR SALE

DEVELOPMENT OPPORTUNITY

10472 - 10492 140TH STREET

SURREY, BC



THIRD READING APPROVED / APRIL 20TH, 2020



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OPPORTUNITY HIGHLIGHTS

- TRANSIT-ORIENTED, MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT SITE IN SURREY
- OFFERING OVER 200 FT OF FRONTAGE ON 140TH STREET
- CITY OF SURREY IS PROJECTED TO OVERTAKE THE CITY OF VANCOUVER AS B.C.'S LARGEST CITY WITHIN THE NEXT DECADE
- LESS THAN A 15-MINUTE WALK TO SURREY CITY CENTRE AND THE ASSOCIATED AMENITIES INCLUDING SFU, CITY HALL, CITY CENTRE LIBRARY, CENTRAL CITY SHOPPING CENTRE AND OVER 115 RESTAURANTS



SALIENT DETAILS

Municipal Addresses	10472, 10482 and 10492 140th Street, Surrey, British Columbia
PIDs	009-733-451; 003-210-073; 009-733-426
Legal Description	LOT 15, BLOCK 5N, PLAN NWP12636, SECTION 24, RANGE 2W, NEW WESTMINSTER LAND DISTRICT; LOT 14, PLAN NWP12636, PART W1/2, SECTION 24, RANGE 2, NEW WESTMINSTER LAND DISTRICT; LOT 13, PLAN NWP12636, SECTION 24, RANGE 2, NEW WESTMINSTER LAND DISTRICT
Site Area	61,089 SF / ± 1.4 acres
Gross Taxes	\$10,329.81 (2019)
Current Zoning	RF- Single Family Residential Zone
Designation	Low to Midrise Apartments (as per the proposed Guildford Plan - Draft 1)

The current owner/developer has already spent significant funds, time and effort and this site is now approved at III reading as of April 20, 2020.

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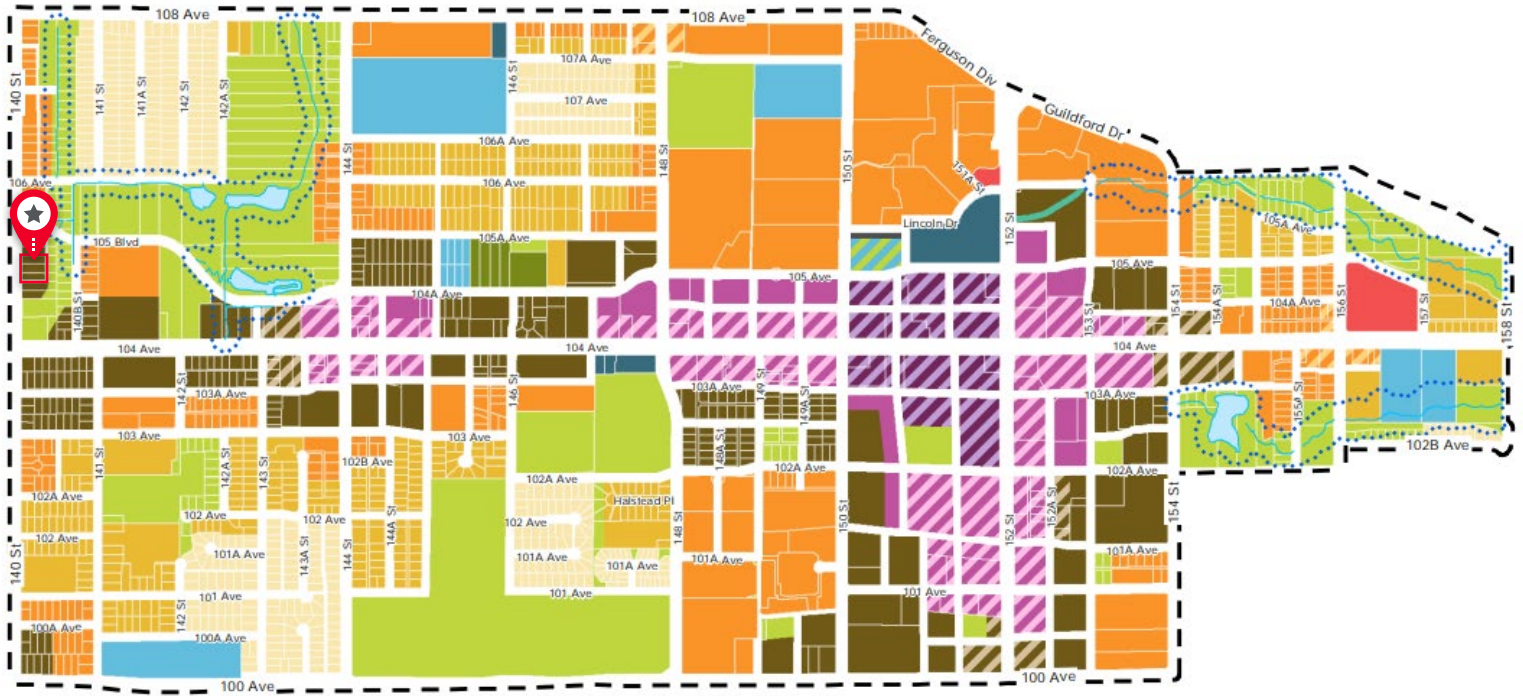
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GUILDFORD TOWN CENTRE - 104 AVENUE CORRIDOR DRAFT STAGE 1 PLAN



LEGEND

Single Family or Duplex	Low to Mid Rise Apartment	High Rise Mixed Use	School	Bus Layover Facility
Townhouse or Row House	Low to Mid Rise Mixed Use	Commercial	Park/School	Riparian Buffer
Low Rise Apartment	Mid to High Rise Apartment	Parks and Natural Areas	Civic	
Low Rise Mixed Use	Mid to High Rise Mixed Use	Metro Vancouver Reservoir	Daylighted Watercourse	

CITYWIDE OCP

MULTIPLE RESIDENTIAL

The Multiple Residential designation allows for higher-density residential development including local, neighbourhood-serving commercial and community uses. The Multiple Residential designation is often located adjacent to Commercial Town Centres or the Central Business District supporting mixed-use vitality in these areas.

LAND USE DESIGNATION

LOW TO MID-RISE RESIDENTIAL

The Low to Mid-Rise Residential designation allows for 6 storeys (potentially 8 storeys) of residential development with ground floor 2-storey townhouse encouraged to a total density of 2.5 times the lot area.**

*** The Purchaser or Purchaser's agent to make their independent inquiries with the City of Surrey.*

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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 Cushman & Wakefield ULC 04/20 gh