

**FOR SALE**

# **104<sup>TH</sup> AVENUE CENTRE**

14178 104<sup>TH</sup> AVENUE  
SURREY, BC

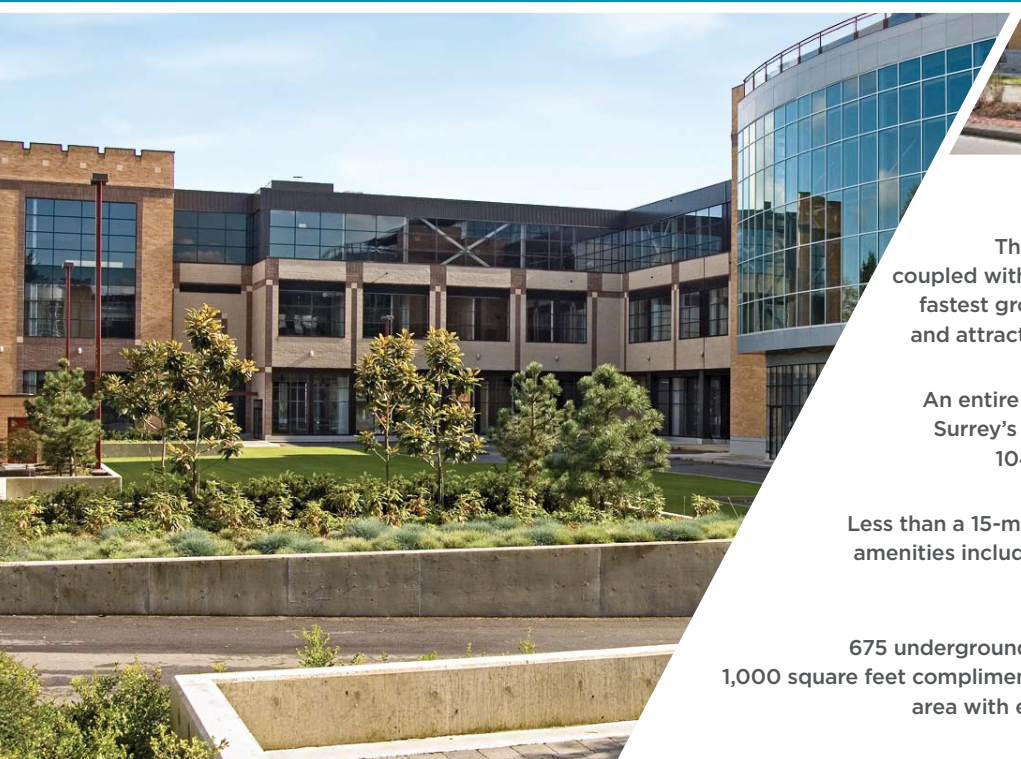


**CUSHMAN &  
WAKEFIELD**



# FOR SALE / 104<sup>TH</sup> AVENUE CENTRE

14178 104<sup>TH</sup> AVENUE, SURREY, BC



## OPPORTUNITY HIGHLIGHTS

The combination of significant existing improvements coupled with remarkable redevelopment potential in one of the fastest growing cities in Canada, makes the offering a unique and attractive investment and/or redevelopment opportunity;

An entire city block offering excellent exposure along one of Surrey's most prominent and highly traveled thoroughfares, 104th Avenue, linking Surrey City Centre to Guildford;

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;

675 underground parking stalls equating to a ratio of 2.64 stalls per 1,000 square feet complimenting the 271,000 plus square feet of gross leasable area with expansive 80,000 square foot floor plates and floor to ceiling (18 ft. – 19.7 ft.) windows.

## THE OFFERING

Cushman & Wakefield is pleased to present to the market, the opportunity to acquire 14178 104th Avenue, Surrey, British Columbia (the "Property"). The Property represents an emblematic asset with a distinct locale situated between Surrey's two most prominent town centres, City Centre and Guildford.

Comprised of 271,284 square feet of gross leasable area, the Property is a prized value-add repositioning asset improved upon an entire city block with long term scalable transit-oriented redevelopment potential. The Property is ideally zoned C-35 allowing for multiple as-is uses and repositioning alternatives.

An additional lot at 14019 104th Avenue which is 42,619 square feet can be acquired.

## SALIENT DETAILS

PID	024-096-636
LEGAL DESCRIPTION	Lot A Plan LMP37429 Section 25 Range 2 Land District 36
ZONING	C-35 Downtown Commercial (3.5 FAR)
DRAFT LAND USE PLAN	Low to Mid Rise Residential (2.5 FAR)
SITE AREA	159,311 square feet (3.66 Acres)
MAX. BUILDABLE AREA DRAFT LAND USE / ZONING	398,278 square feet / 557,589 square feet
GROSS BUILDING AREA	274,285 square feet
GROSS LEASABLE AREA	259,474 square feet
PARKING	675 underground stalls / 42 surface stalls
LOADING	Two (2) full-sized loading docks
YEAR BUILT	1998
GROSS TAXES (2019)	\$296,627





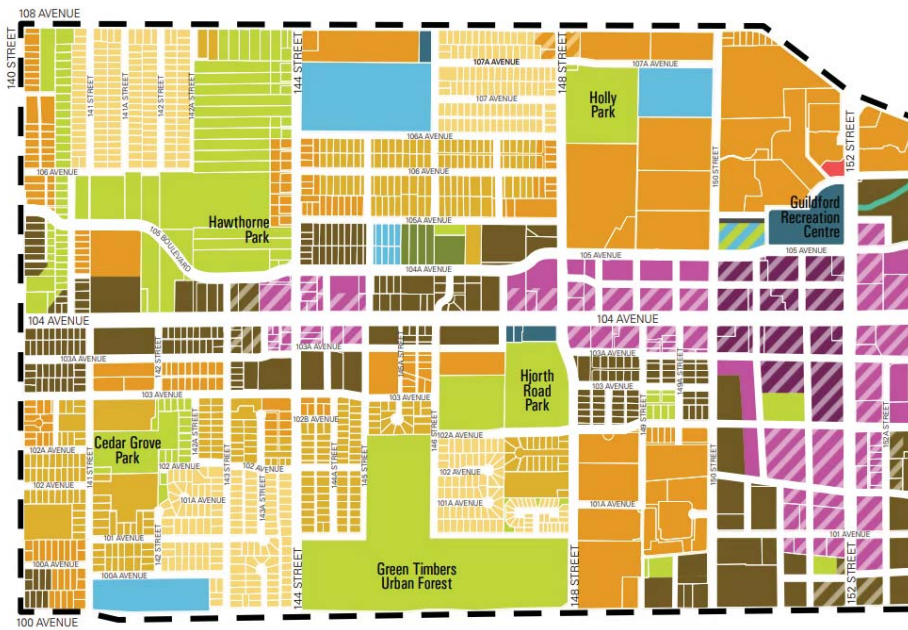
## GUILDFORD-104 AVENUE DRAFT LAND USE PLAN

### LOW TO MID-RISE RESIDENTIAL

The Lot 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.

#### Legend

- |                             |                              |                                  |
|-----------------------------|------------------------------|----------------------------------|
| Single Family or Duplex     | Mid to High Rise Residential | School                           |
| Townhouse or Row House      | Mid to High Rise Mixed Use   | Civic                            |
| Low Rise Residential        | High Rise Mixed Use          | Parks & Natural Areas and School |
| Low Rise Mixed Use          | Commercial                   | Bus Layover Facility             |
| Low to Mid Rise Residential | Parks & Natural Areas        | Daylighted Watercourse           |
| Low to Mid Rise Mixed Use   | Metro Vancouver Reservoir    |                                  |



## ZONING

### C-35 DOWNTOWN COMMERCIAL

Accommodates and regulates the development of comprehensive commercial projects of retail, office, service, recreational and residential uses.

**Permitted Uses:** Retail, personal service, general service, eating establishment, neighbourhood pub, office, tourist accommodation, recreational facility, parking facility, entertainment, cultural, assembly hall, community services centre, child care centre, or multiple unit residential building.

**Density:** up to 3.50 FAR provided that no more than 67% of the developed floor area may be used as multiple unit residential building.

## CITYWIDE OCP LAND USE DESIGNATION

### 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.

**Density:** The plan permits a maximum of 1.5 FAR. Density within the Multiple Residential designation may range up to 2.0 FAR in Frequent Transit Development Areas.





# FOR SALE

## 104<sup>TH</sup> AVENUE CENTRE

14178 104<sup>TH</sup> AVENUE, SURREY, BC



### OFFERING PROCESS

The Property is being offered without a formal asking price. All interested parties are encouraged to execute and return a confidentiality agreement to gain access to additional Property information including a Confidential Information Memorandum and Data Room.

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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 11/19 bg