

SURREY CITY CENTRE HIGH-RISE DEVELOPMENT SITE

10336 & 10364 133A Street + 13380, 13381, 13387, 13390 103A Ave
Surrey, BC

FOR SALE



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Sutton Group - WestCoast Realty

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LOCATION

The subject site is an ideal 6-lot corner location, on a quiet street with panoramic views of the surrounding area. This highly sought-after corner location sits on a quiet street, just a few minute walk from Surrey Central SkyTrain Station, Central City Mall, and Simon Fraser University's Surrey Campus. This is an rare opportunity to purchase a pre-assembled high-rise tower site in this vibrant and growing community.

ZONING/LAND USE

The subject property falls within the Central Business District area of the Surrey City Centre Plan, and is designated as Mixed-Use with a permitted maximum base density of 5.5 FAR and height recommendation of 26 storeys.

We would note that a significantly higher density/height may be considered for the subject location. Tier 1 Capital Projects CACs apply to all residential development seeking increased density (with some exceptions), and are applicable to the portion of units that are consistent with the density of an existing Secondary Plan identified in Section E of Schedule G of the Zoning Bylaw of the Official Community Plan (OCP).

PROJECT DATA - CURRENT SCHEMATIC DESIGN

- Density: 8.27 FAR
- Total Unit Count: 431 condos
- Building Height: 48 storeys, above 4 storey podium and retail
- Total FAR Area: 401,147 sq.ft.
- Architect: Chris Dikeakos Architects Inc.
- 103A Ave to be acquired from City consolidated into project





CIVIC ADDRESS: 10336 & 10364 133A Street & 13380 - 13390 103A Ave, Surrey, BC

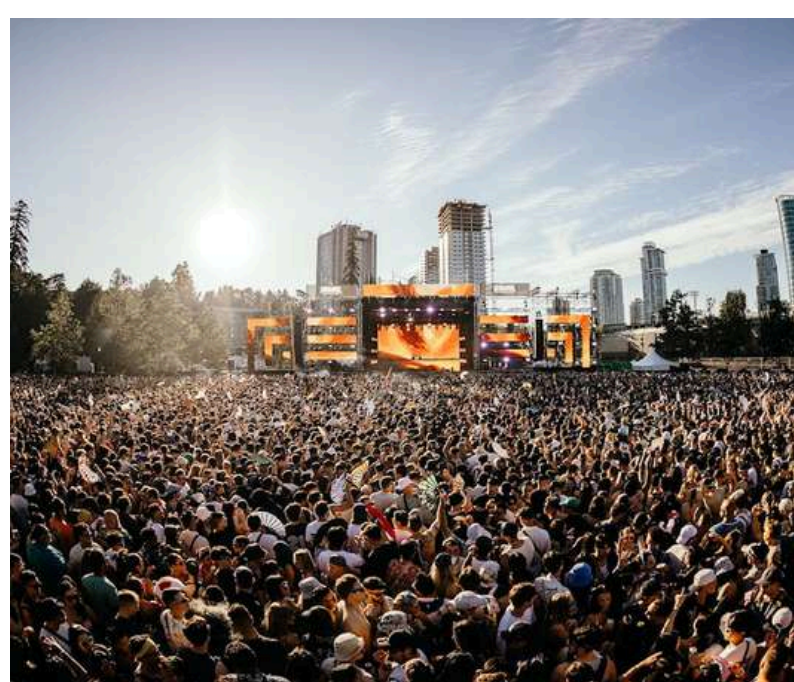
PLAN: Surrey City Centre Plan
LAND USE: High Rise Residential - Type I
BASE DENISTY: 5.5 FAR

GROSS SITE AREA: 50,342 sq.ft. (~1.16 acres)
PROPOSED GFA: 401,147 sq.ft.

The current owner has plans for a 431-unit, 48 storey mixed-use tower above 4 storey podium and ground floor retail. The current proposed density is 8.27 FAR.

LIST PRICE: \$25,500,000





We are pleased to present this premier high-density development opportunity at:

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Please contact the listing agents for further information and inquiries.



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