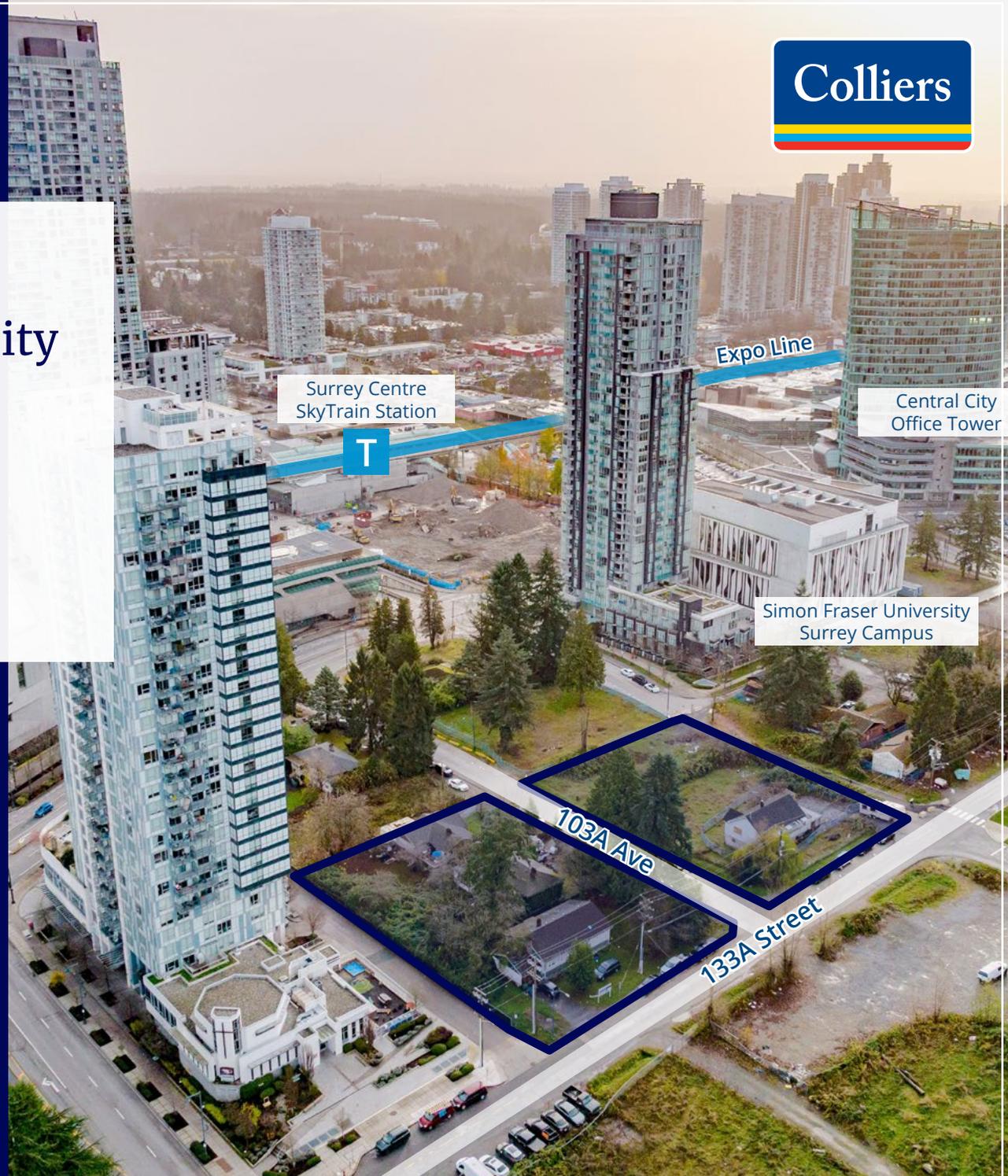


For Sale by Court Order



Development Opportunity in Surrey City Centre

103A Ave and 133A Street
Surrey, BC



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The Opportunity



Designated Downtown in the current OCP, the six lots offer significant development potential with densities up to 5.50 FAR.



Steps from SFU Surrey's campus and Kwantlen Polytechnic, the site offers immediate access to notable post-secondary institutions.



Located on the western edge of Surrey City Centre, the Properties sit within a growing urban district, offering alignment with the City's long term vision for a high density, transit-supported downtown core.



The area is centrally positioned within the Civic Centre precinct, surrounded by Surrey City Hall, the City Centre Library, and Holland Park.



Located two blocks from Surrey City Centre SkyTrain station, providing convenient access across Greater Vancouver.



Close proximity to Surrey Memorial Hospital, which provides access to the major healthcare centre and supports a strong employment base in the area.



Property Overview

Civic Address 13380, 13381, 13387, 13390 103A Avenue and 10336, 10364 133A Street, Surrey BC

PIDs 012-326-691; 012-326-674; 004-056-345; 007-481-250; 010-195-432; 010-195-424

OCP Downtown (5.50 FAR)

Current Zoning R3 Urban Residential Zone

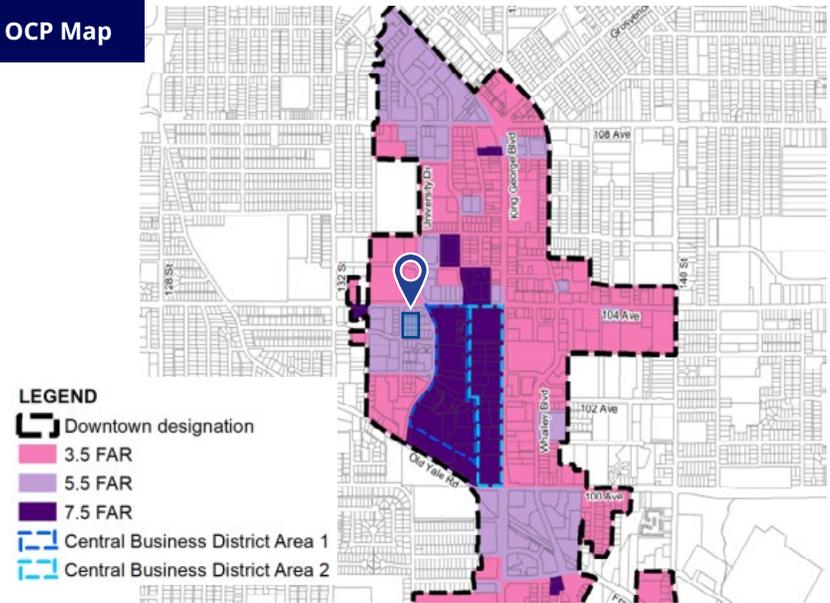
10364 133A Street	8,874 SF
13381 103A Ave	7,961 SF
13387 103A Ave	8,362 SF
10336 133A Street	8,469 SF
13380 103A Ave	8,352 SF
13390 103A Ave	8,343 SF
Total	50,361 SF

Assessed Value \$20,697,000 (2026)

Gross Taxes \$88,733.98 (2025)

Asking Price \$18,000,000

OCP Map



Legal Plan



The Neighbourhood

Situated in the rapidly evolving Surrey City Centre, the six assembled lots along 103A Avenue and 133A Street offer a valuable development opportunity in one of Metro Vancouver's most dynamic urban districts. Located within the City's Downtown OCP designation, the site supports significant density potential of up to 5.50 FAR. The proximity to major transit, educational institutions, retail services, and civic amenities highlights the site's strong position within a neighbourhood that continues to experience substantial growth.

Surrey Memorial Hospital & Health Hub

Located 2 km from Surrey Memorial Hospital, the site benefits from close access to one of the region's largest healthcare campuses. The hospital's broad range of medical services and ongoing improvements contribute to a strong employment base and enhance the area's appeal for future residents and businesses.

Transit, Retail and Community Amenities

Just minutes from Surrey Central SkyTrain Station and steps from Central City Shopping Centre, the site offers excellent access to transit, shopping, and everyday services. Nearby Holland Park provides green space and community programming, rounding out a convenient mix of amenities that supports active, urban living.

Urban Growth

Surrey City Centre continues to see major reinvestment, with new high-rise residential, mixed-use, and commercial projects shaping a more complete downtown. Several large-scale developments in the surrounding blocks, including emerging towers near SFU Surrey and along 98A Avenue and 137 Street, signal strong ongoing momentum in densification and city-building. In addition, UBC has purchased the property on King George Boulevard for potential future expansion, further strengthening the area's role as an educational hub.



Surrey Centre
SkyTrain Station



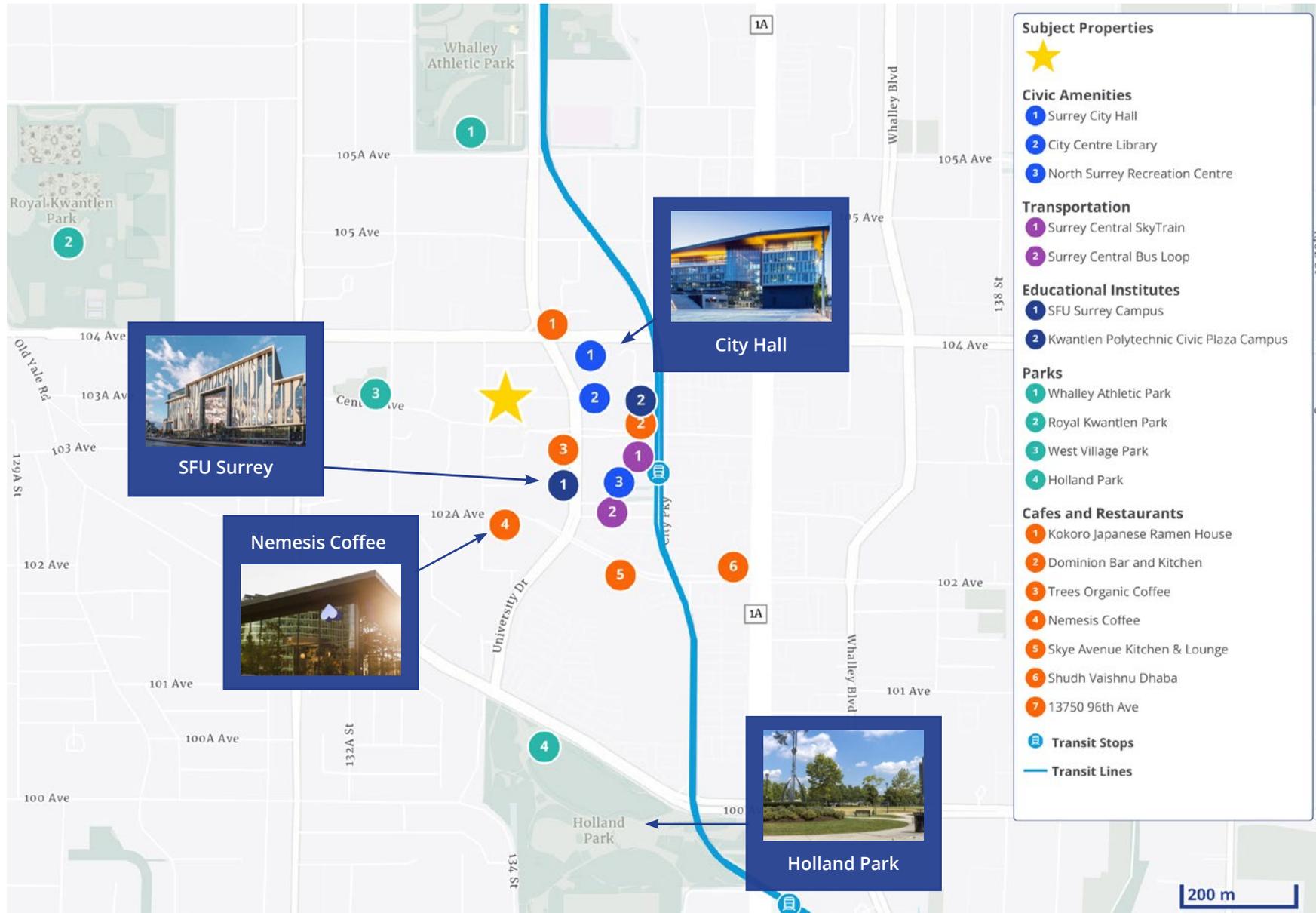
Simon Fraser University
Surrey Campus



Surrey Library
City Centre Branch



Location Context





Prospective purchasers are invited to submit Offers to Purchase the property through Colliers for consideration by the holders of exclusive Conduct of Sale. All Offers are subject to Court approval. Offers will be presented on an as-received basis after an initial marketing period. Please contact the listing brokers for more information.

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