



THE OPPORTUNITY

To acquire a high exposure, development site along the King George Corridor. The subject property is located on the west side of King George Boulevard just south of the 84th Avenue and King George Boulevard intersection. The Property is one of the largest, ready to develop sites along King George Boulevard in Surrey and within walking distance of a future Light Rail Transit station.

The City of Surrey is experiencing an influx of development due to the lack of affordable housing in municipalities west of the Fraser River. This has created a surge in demand for townhomes and apartments/ condos.

PROPERTY DESCRIPTION

Municipal Address: 8293 King George Boulevard & 8345 135A Street, Surrey, BC

PID: 004-959-370

Lot 67 Section 29 Township 2 Plan 51521 NWD Legal Address:

PID: 001-264-133

Lot 71 Section 29 Township 2 Plan 57624 NWD Part SE 1/4

Lot Size: 187.084 SF or 4.29 acres

CTA - Tourist Accomodation Zone bound by the following contracts:

Zoning: > L.U.C. 142 > L.U.C. 346

Property Assessment (2016):

\$ 4,673,000 Land **Improvements** 21,000 Total \$ 4,694,000

Gross Taxes (2015): \$45,952.05

The property has two single storey multi-unit residential buildings on site Improvements:

Contact listing agents for a complete and Confidential Information Memorandum



Land Use Contracts in the process of being discharged



uildford

PROPERTY FEATURES

- > Large parcel along King George Boulevard that is ready for development
- > Level site with no creeks
- > Located within walking distance to two future LRT stations at 84 Avenue and 80 Avenue
- > Two points of access/egress

SALE & OFFERING PROCESS

A Confidential Information Memorandum will be available to qualified purchasers upon execution of a Confidentiality Agreement.

The Colliers dataroom will contain, among other items:

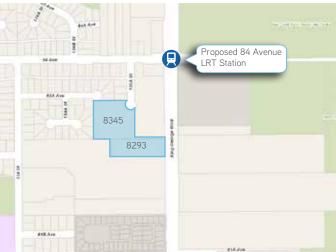
- > Confidential Information Memorandum (CIM)
- > Vendor Approved Standard Offer to Purchase
- > NEXT Environmental Stage-1

Sale Price: \$17,500,000









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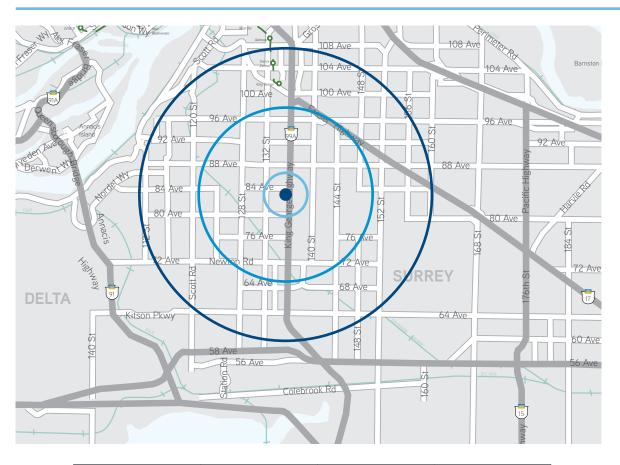
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DEMOGRAPHICS



	1km radius	3km radius	5km radius
TOTAL AVERAGE POPULATION			
2015 Estimate	9,539	107,009	305,918
2020 Projected	10,407	115,841	325,659
AVERAGE HOUSEHOLD INCOME			
2015 Estimate	\$71,091	\$85,082	\$83,239
2020 Projected	\$79,723	\$95,625	\$93,430
OCCUPIED PRIVATE DWELLINGS			
2015 Owned	2,111	19,692	62,152
2015 Rented	1,047	10,187	30,603