



Colliers

Gateway
SkyTrain Station



975 m

108 Avenue

139a Street

109 Avenue

FOR SALE | 13905 108 Avenue, Surrey

2-Acre Medium-Density Development Site within
walking distance to Gateway Skytrain Station

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Property Highlights



Highly desirable Surrey City Central location ensures development absorption



Possible to phase the project



Sub-dividable 2-Acre Site: Unlock up to 200,500 buildable SF for a 6-storey residential development



Provincial investments into surrounding infrastructure



Zoning certainty confirmed by the senior planner overlooking the Surrey City Central OCP



Preliminary reports and designs available



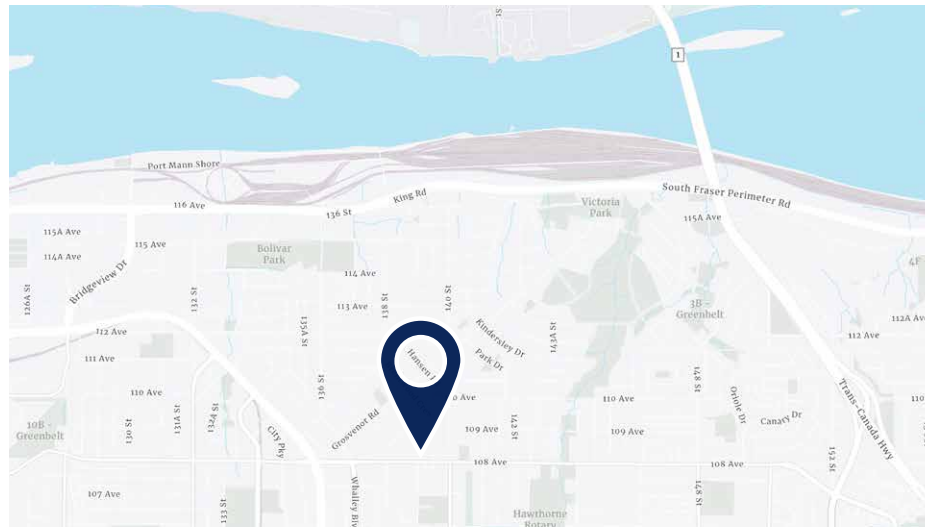
Salient Facts

Civic Address	13905 108 Avenue, Surrey, BC
Local Description	Lot 18 except: firstly: north 33 feet (explanatory plan 14094) secondly: south 7 feet, thirdly: part subdivided by plan 78628, block "A" sections 13 and 14 blocks 5 north range 2 west New Westminster district plan 4269. PID: 010-610-227
Location:	The Property is located along 108 Avenue, west of 139A Street, within the City of Surrey Centre Plan. The Property is within a 15-minute walk to the Gateway SkyTrain Station.
Site Area*	~ 87, 555 SF (~ 2.01 Acres)
Current Zoning	PA-1 (Assembly Hall 1 Zone), which is intended for neighbourhood-scale assembly halls, including churches, private schools and childcare centres subject to the Community Care and Assisted Living Act.
Future Land Use	The Property falls within the Bolivar Heights neighbourhood plan and has been targeted for the "Low Rise Apartment." The draft plan outlines a proposed potential density of 2.5 FAR, or higher, depending on massing and layout.

Asking Price \$17,000,000

**All measurements are estimates and should not be relied upon without independent verification.*





Property Location

Connectivity and Accessibility:

The property is just a 15-minute walk from Gateway SkyTrain Station, providing direct access to Downtown Vancouver and the entire Lower Mainland. Strategically positioned near King George Boulevard and Highway 1, it offers rapid transit throughout Metro Vancouver and beyond. With quick access to the Patullo and Port Mann Bridges, travel to New Westminister, Burnaby, and surrounding areas is seamless and efficient.

Neighbourhood Overview:

Located at Surrey's northern end, the Bolivar Heights neighbourhood offers stunning Fraser River views and a mix of housing options. Key amenities include parks, schools, and excellent connectivity via major bridges and the Gateway Skytrain. As part of Surrey's Central City OCP, it is evolving into a dynamic, multi-family residential area.

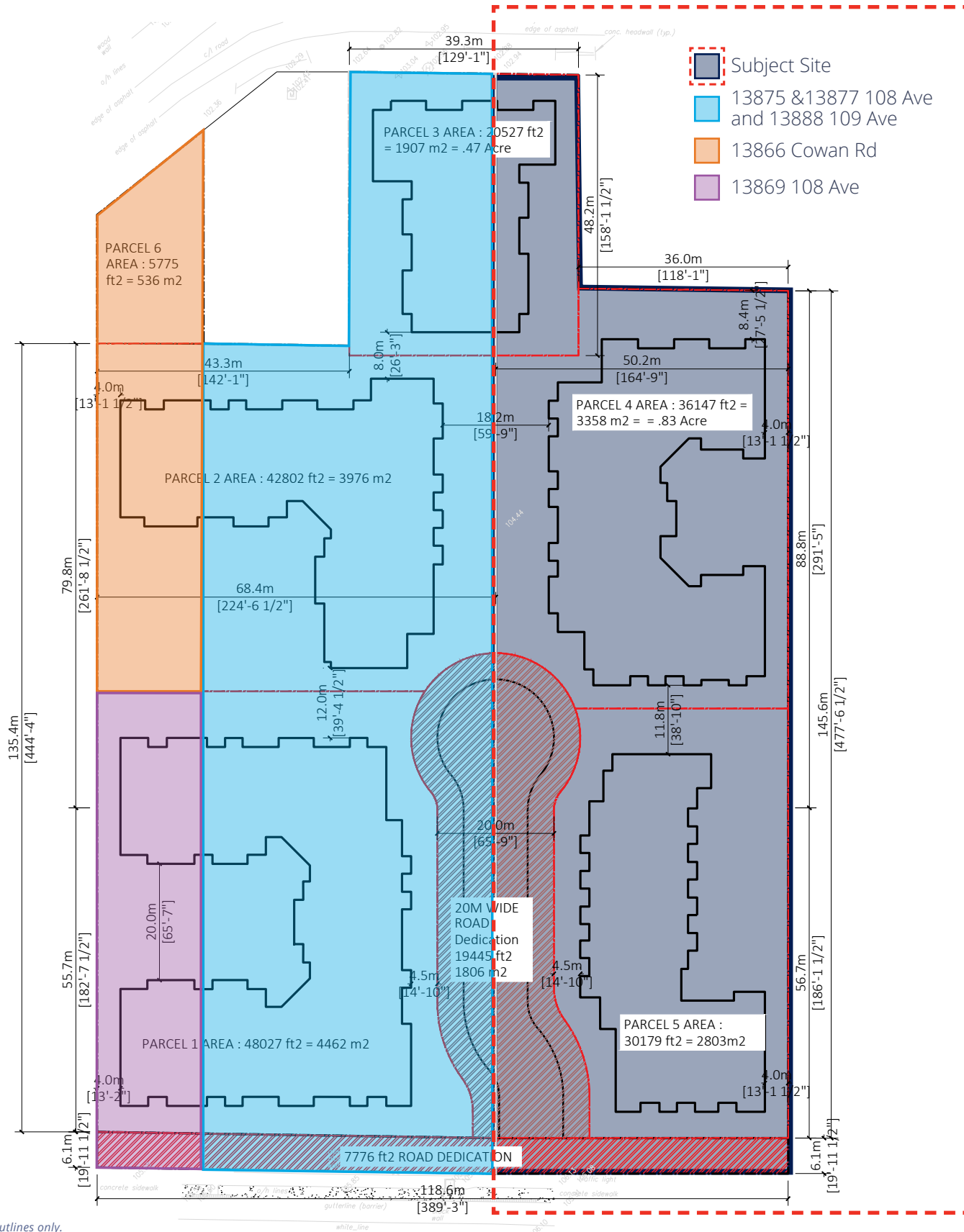
Housing Landscape:

Bolivar Heights is experiencing transformative growth, underpinned by strong community and governmental backing, enhancing its appeal for development initiatives. The area is introducing housing specifically designed for owner-occupants, contributing to a vibrant and diverse residential expansion. Supported by the Central City OCP, this collaborative backing is shaping Bolivar Heights into an attractive hub for developers aiming to invest in a dynamic and evolving community.



Within 5 KM radius		
221,889 population 2028	\$136,352 average household income 2028	\$115,644 median household income 2026

Development Potential



*Approximate outlines only.



Project Highlights

OCP Designation:

The property falls under the Bolivar Heights District Plan, which supports development up to 6-storey wood-frame or 2.5 FSR.

Buildable Area:

Preliminary concepts suggest potential for approximately 200,500 SF of net buildable area, including a proposed 5-building subdivision.

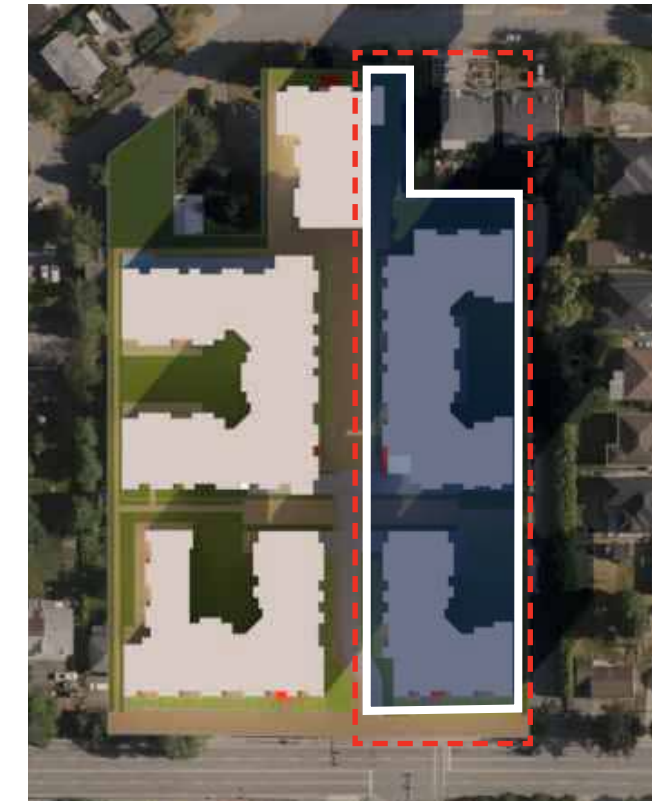
City Support:

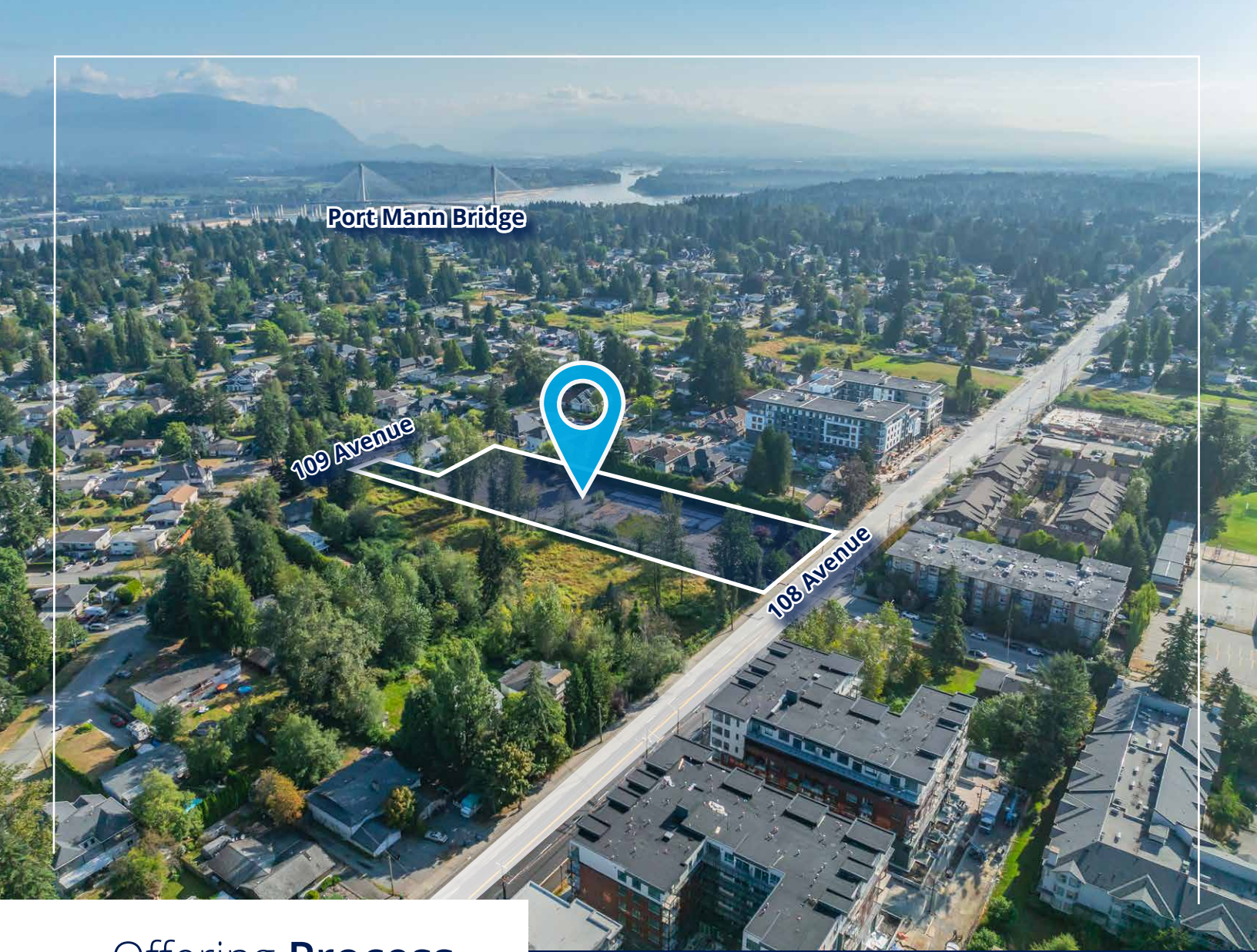
Ongoing discussions with the City indicate support for private site access via 108 Avenue, through a shared right-of-way (ROW) with the adjacent parcel.

Planning & Drawings:

Preliminary architectural drawings are available upon request, along with correspondence with City Engineering and Planning staff.

Please contact listing agents for more details.





Port Mann Bridge

109 Avenue

108 Avenue

Offering Process

For more details on the offering, please contact the listing brokers.

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