

Goodman:

FOR SALE



1.16-ACRE MIXED-USE TRANSIT-ORIENTED HIGH-RISE DEVELOPMENT SITE IN SURREY'S CITY CENTRE

**10336 & 10364 133A STREET &
13380–13390 103A AVENUE, SURREY**

Mark Goodman
Personal Real Estate Corporation
Direct 604 714 4790
mark@goodmanreport.com

Cynthia Jagger
Personal Real Estate Corporation
Direct 604 912 9018
cynthia@goodmanreport.com

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MIXED-USE HIGH-RISE DEVELOPMENT SITE

Price
\$29,800,000

Address
10336 & 10364 133A St and 13380-13390 103A Ave, Surrey

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

Zoning
RF (Single Family Residential Zone)

Lot size*
1.16 acres (50,381 SF).
With road acquisition from the City: 1.46 acres (63,507 SF)

Location
Surrey City Centre

Current improvements
Single residential properties

OCP
Central Business District (City Centre Plan)

Development potential
High-rise mixed-use

FSR
Base 5.5 FSR + 20% bonus = 6.6 FSR

Buildable area
Up to 332,515 SF (6.6 FSR). *Up to 414,620 SF based on consolidation 103A Avenue road to form*

Potential density
Up to 9.16 FSR based upon feasibility concept plan

Taxes (2019)
\$55,896

ASSESSMENTS (2020)

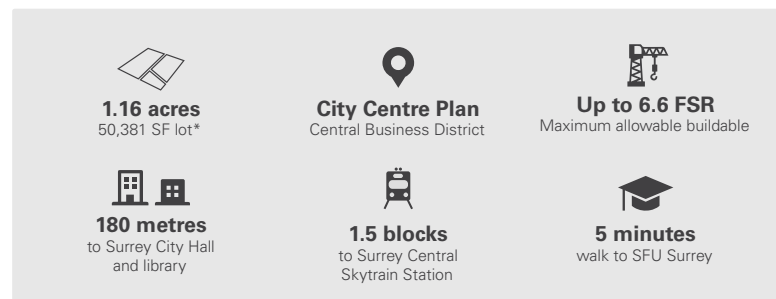
Land	\$22,121,000
Improvements	\$33,700
Total	\$22,154,700



OVERVIEW

The property is strategically located in the civic core of Surrey City Centre just west of City Hall & Civic Plaza and within 245 metres of rapid transit. A total of 6 properties make up the subject site, with a combined land area of 1.16 acres.

Under the OCP, the land use for the area supports density of 5.5 FSR. Notwithstanding this, the City Centre Plan permits density increases of up to 20% in accordance with the City Centre Interim Density Bonus Policy. Under this policy, the subject site would be permitted a gross density of 6.6 FSR.



Source: City of Surrey website

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.

10336 & 10364 133A STREET AND 13380-13390 103A AVENUE, SURREY

DEVELOPMENT OPPORTUNITY

There are two preliminary site concept plans in place for the subject site. One contemplates a 51-storey mixed-use tower consisting of residential above a 3-storey commercial podium for a total buildable area of 414,620 SF (includes road acquisition from the City). This is based upon the OCP and 6.6 FSR.

There is a further concept plan that has been contemplated setting out that, "Given the location of the site next to the Civic Core and within an emerging 'University District', there is potential merit for additional bonus density beyond a 6.6 FSR in exchange for provision of amenities, community benefit, or uses that contribute to the vibrancy, character, and goals of the City Centre Plan for this area." This concept proposes a 47-storey mixed-use tower consisting of residential above an 8-storey commercial podium for a total buildable area of 460,975 SF (includes road acquisition from the City). This is based upon a 9.16 FSR.

Further information is available for prospective purchasers upon a signed CA. Please note that any additional density increases would need to be confirmed with City of Surrey's Planning & Development Department.

ADDITIONAL INFORMATION

For due diligence materials including feasibility study, land survey and Phase 1 Environmental Report, please contact **Cynthia Jagger** at cynthia@goodmanreport.com

UPCOMING DEVELOPMENTS IN THE IMMEDIATE AREA



BRIGHTSIDE
By BlueSky Properties
Three 40- to 50-storey towers



UNIVERSITY DISTRICT
By BlueSky Properties
Condo and townhouse development



LINEA
By Rize Alliance
Total of 236 units



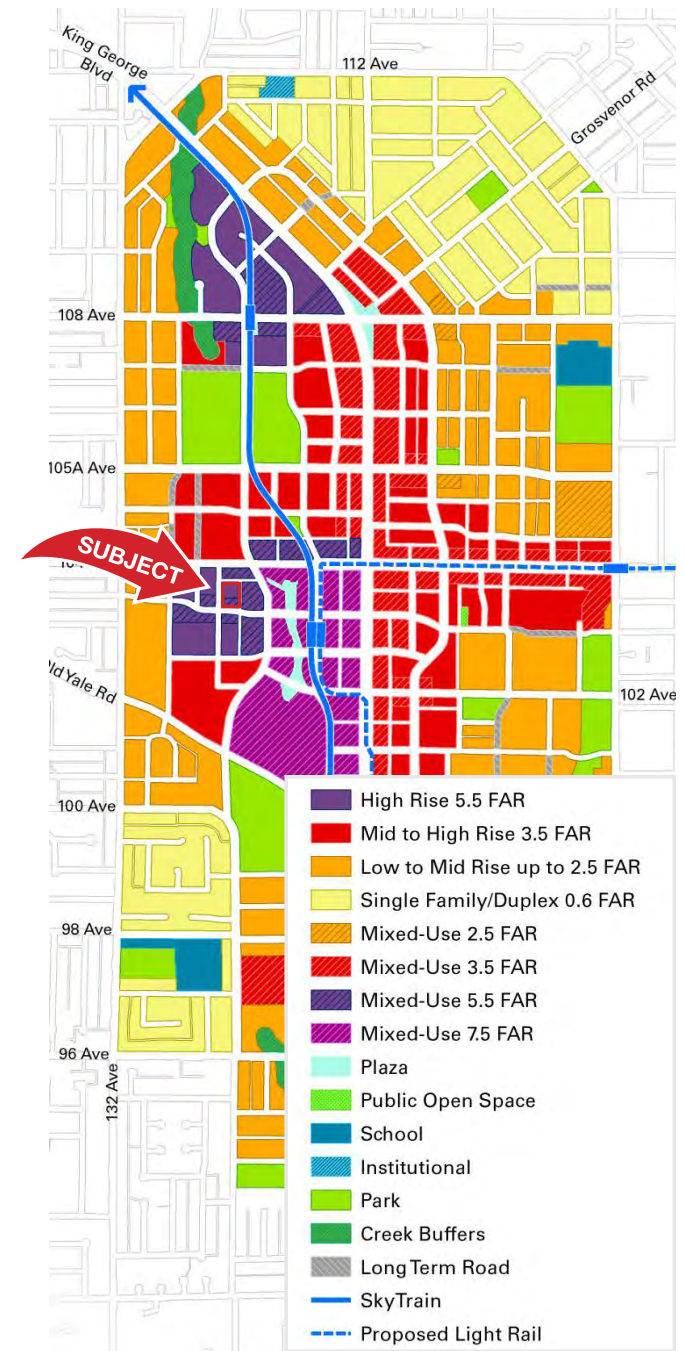
ONE CENTRAL
By Aoyuan International
Currently under construction—550 units



THE HOLLAND
By Townline
Total of 250 units



GEORGETOWN
By Anthem
Completion 2022—351 units



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PLACES

- 01** Kwantlen Park Secondary School
- 02** West Village Park
- 03** Whalley Athletic Park
- 04** Surrey Libraries—City Centre Branch
- 05** Civic Plaza
- 06** Walmart, T&T Supermarket, Shoppers Drug Mart, Service Canada

RECENT/UPCOMING DEVELOPMENTS

- 01** Linea by Rize Alliance Properties
- 02** Wave By Rize Alliance Properties
- 03** Evolve by Essence Properties
- 04** Ultra by WestStone Group
- 05** One Central by Aoyuan International
- 06** University District by BlueSky Properties
- 07** Brightside by BlueSky Properties

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 cynthia@goodmanreport.com

G: **Goodman Commercial Inc.**
 560-2608 Granville St
 Vancouver, BC V6H 3V3

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