

**COURT ORDERED
SALE**

**TRANSIT ORIENTED SITE
(UPTO 3.0 FAR, UPTO 8
STOREY CONDO
DEVELOPMENT SITE)**

AREA:

Clayton Sky Train Corridor

ADDRESS:

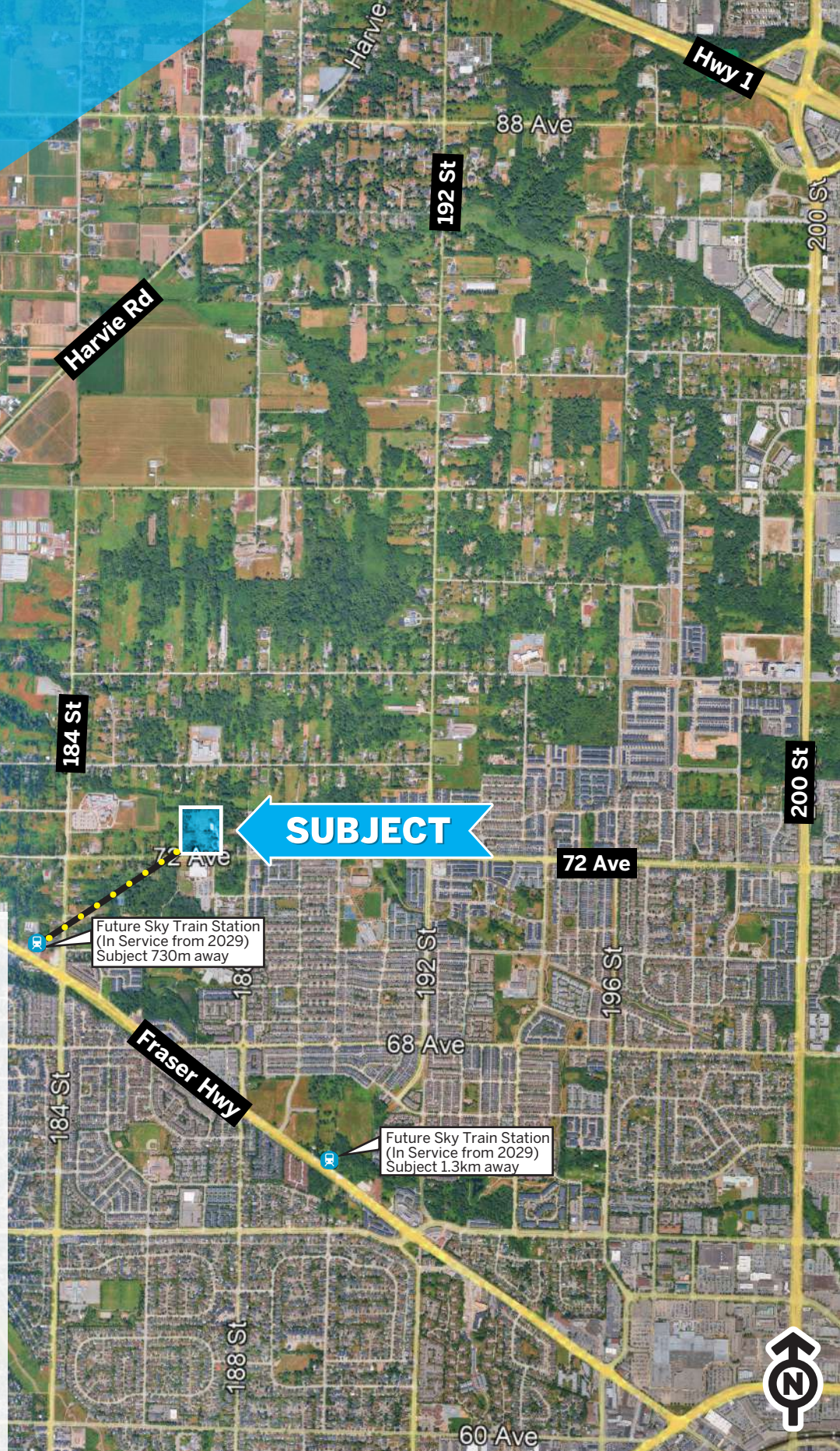
18737 72 Ave., Ave
Surrey, BC

SIZE:

8.14 Acres

PRICE:

\$25,750,000



PROPERTY DESCRIPTION

CIVIC ADDRESS: 18737 72 Ave., Surrey, BC

NCP: Clayton Skytrain Corridor - Transit Oriented Site

SIZE: 8.14 Acres

OPPORTUNITY:

- Court-ordered sale. Sold as is where is.
- A transit-oriented condo development site in the Clayton Corridor, steps from Fraser Hwy. It's only 730m from the future SkyTrain station (184 St/Fraser Hwy), with the Surrey–Langley line anticipated to be in service by late 2029.
- Part of the Frequent Bus Stop Area, with the nearest transit stop only 180m away. Frequent Bus Stops are part of TransLink's Frequent Transit Network – routes that run every 15 minutes or better during most of the day, every day. See page 8 for a map.

- **DENSITY:**

The property falls under the TOA-TOD Plan (Tier 3). As per the recent Provincial Legislation, any property that is between 400m - 800m of distance from the future Sky Train Stop, will be permitted upto 3.0 FAR, upto 8 storeys.

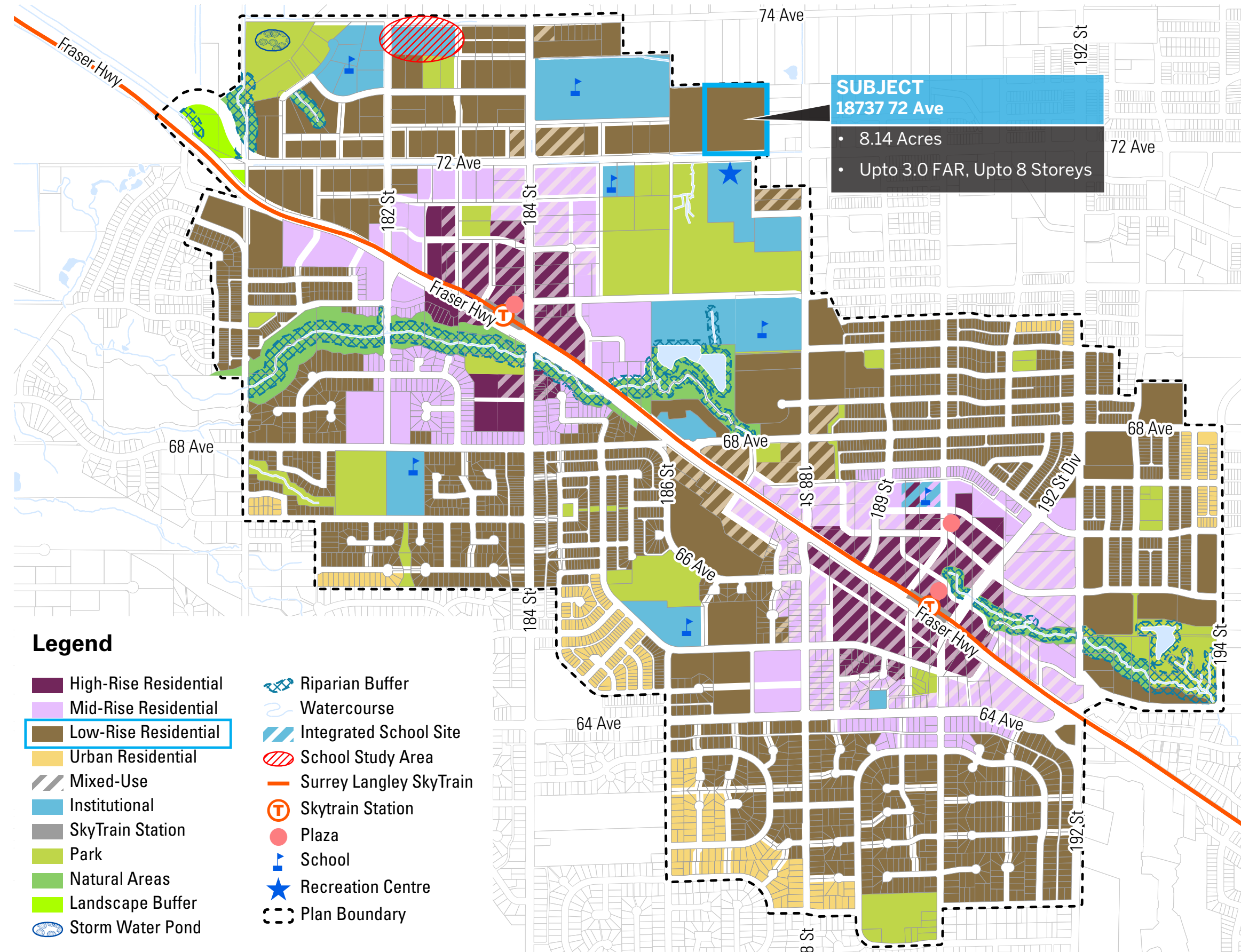
LOCATION:

- Great connectivity to Highway 1, Highway 10, and the US Border.
- Only a 2-minute drive to the Hillcrest Village Shopping Centre & a 10-minute drive to Willowbrook Town Centre.
- Close to Clayton Park, Hazelgrove Park, and the new Clayton Community Centre.
- Regent Road Elementary, Ecole Salish Secondary, Clayton Heights Secondary, Cloverdale Motessori Preschool and other nearby daycare/early learning facilities.

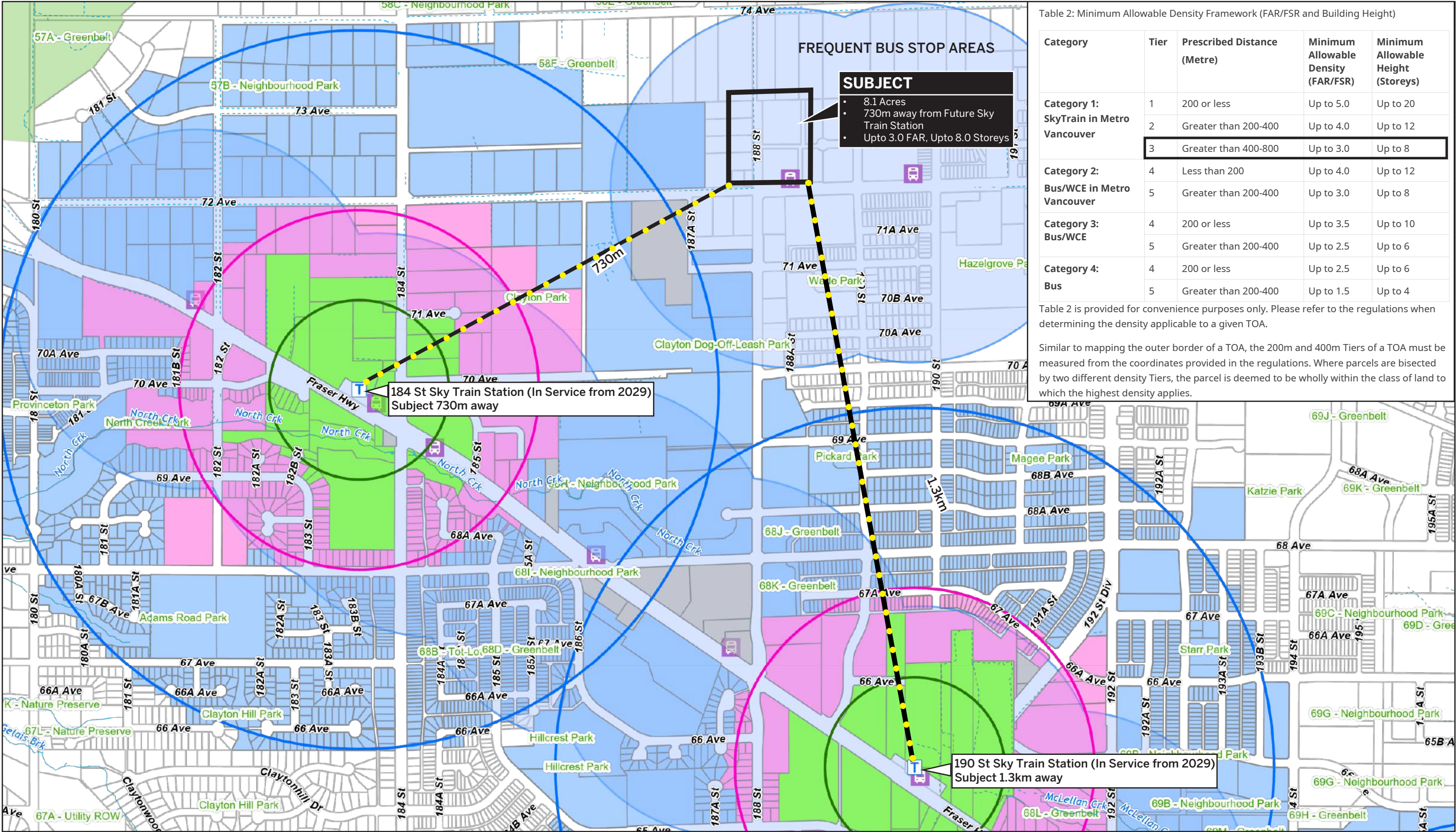
DD DOCS:

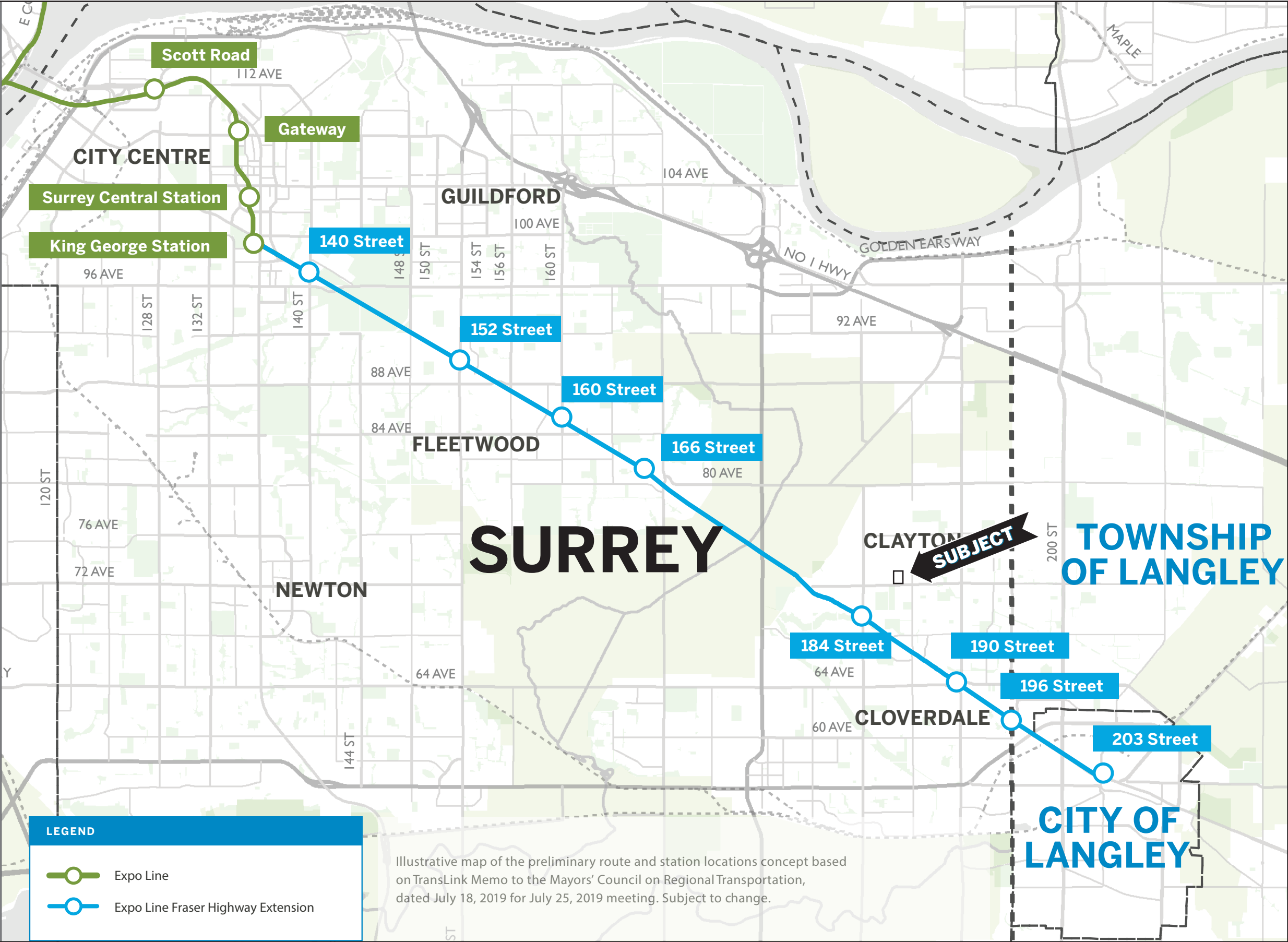
The below documents are available upon an Accepted Offer:

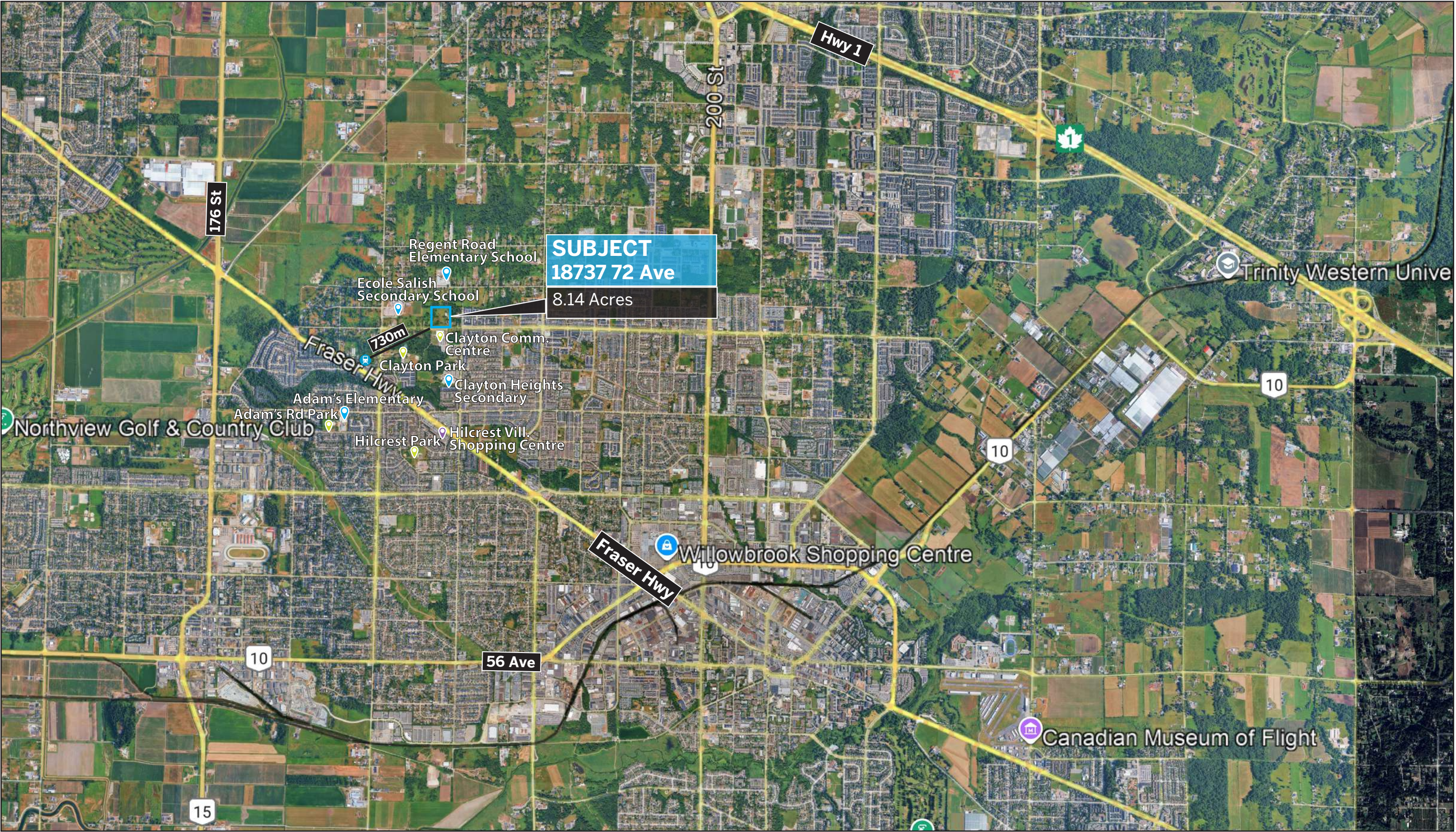
- Environment Report
- Survey/Topog
- Geo Tech Report
- Ecosystem Development Report
- Other Relevant Docs



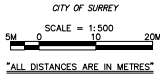
TOA-TOD & FREQUENT BUS STOP AREAS





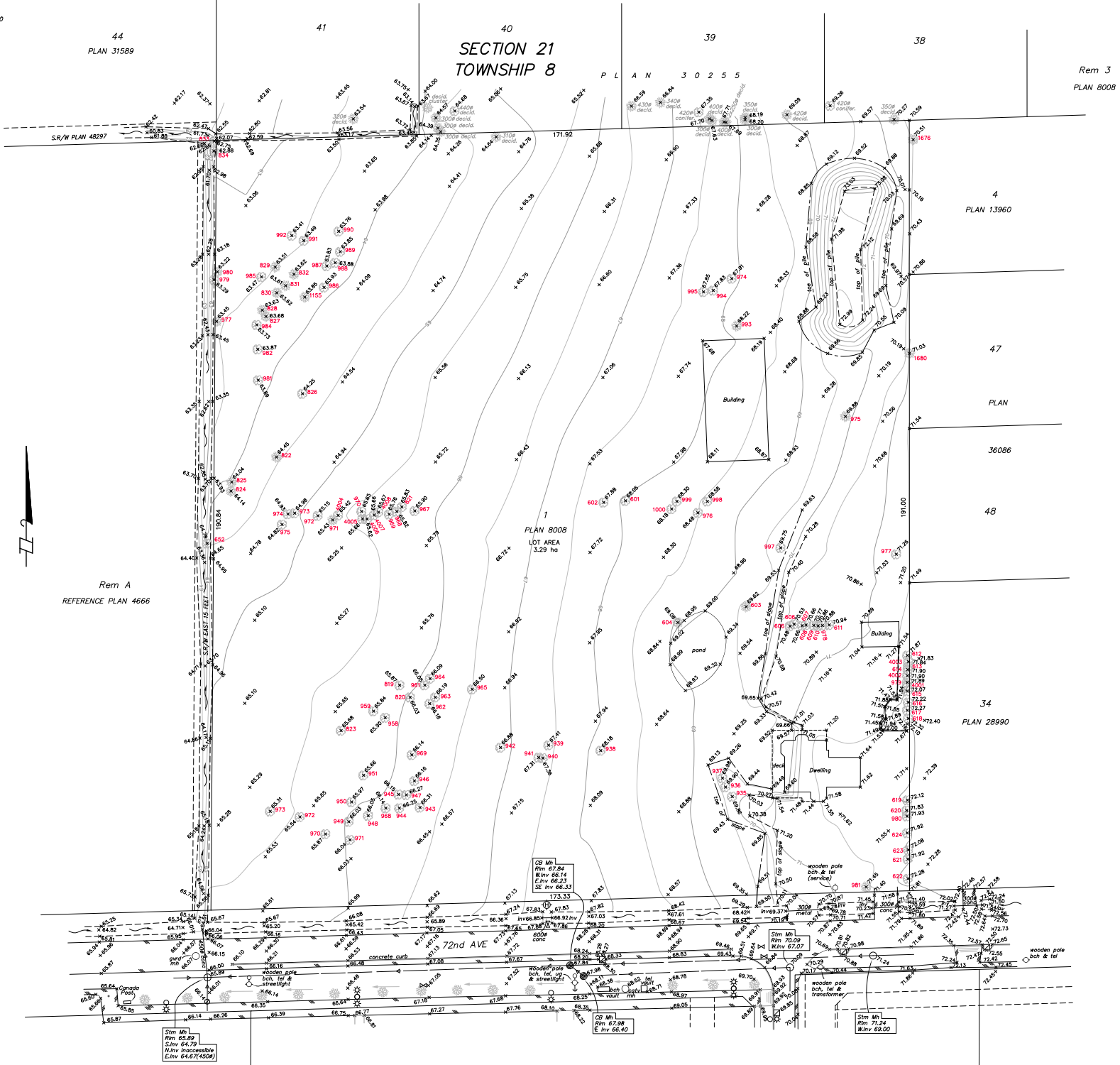


B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
LOT 1 SECTION 21 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 8008



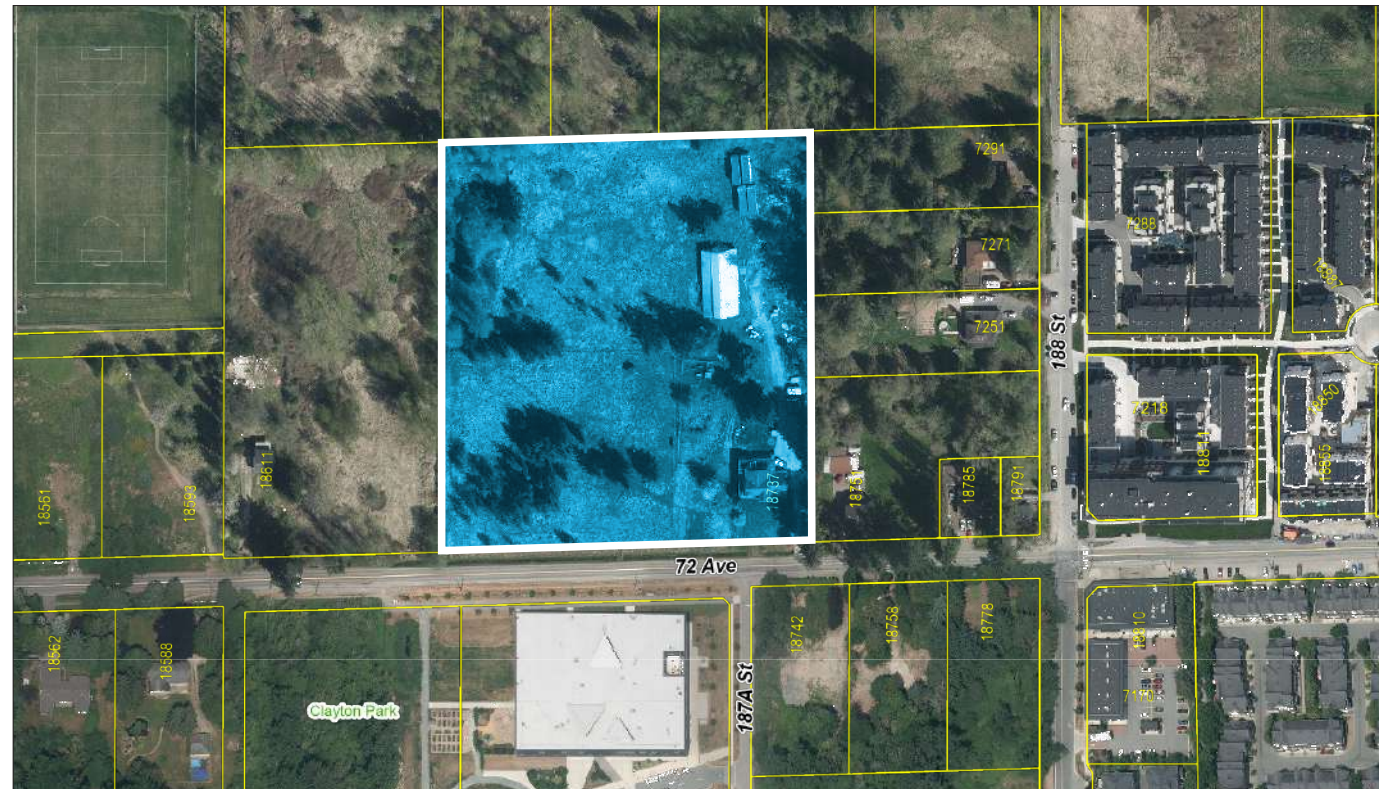
The intended plot size of this plan is 914mm (36") in width
by 610mm (24") in height (Architectural D size) when plotted at a scale of 1:500

P.L.D. 011-298-600
CIVIC ADDRESS: #18737 72nd AVENUE

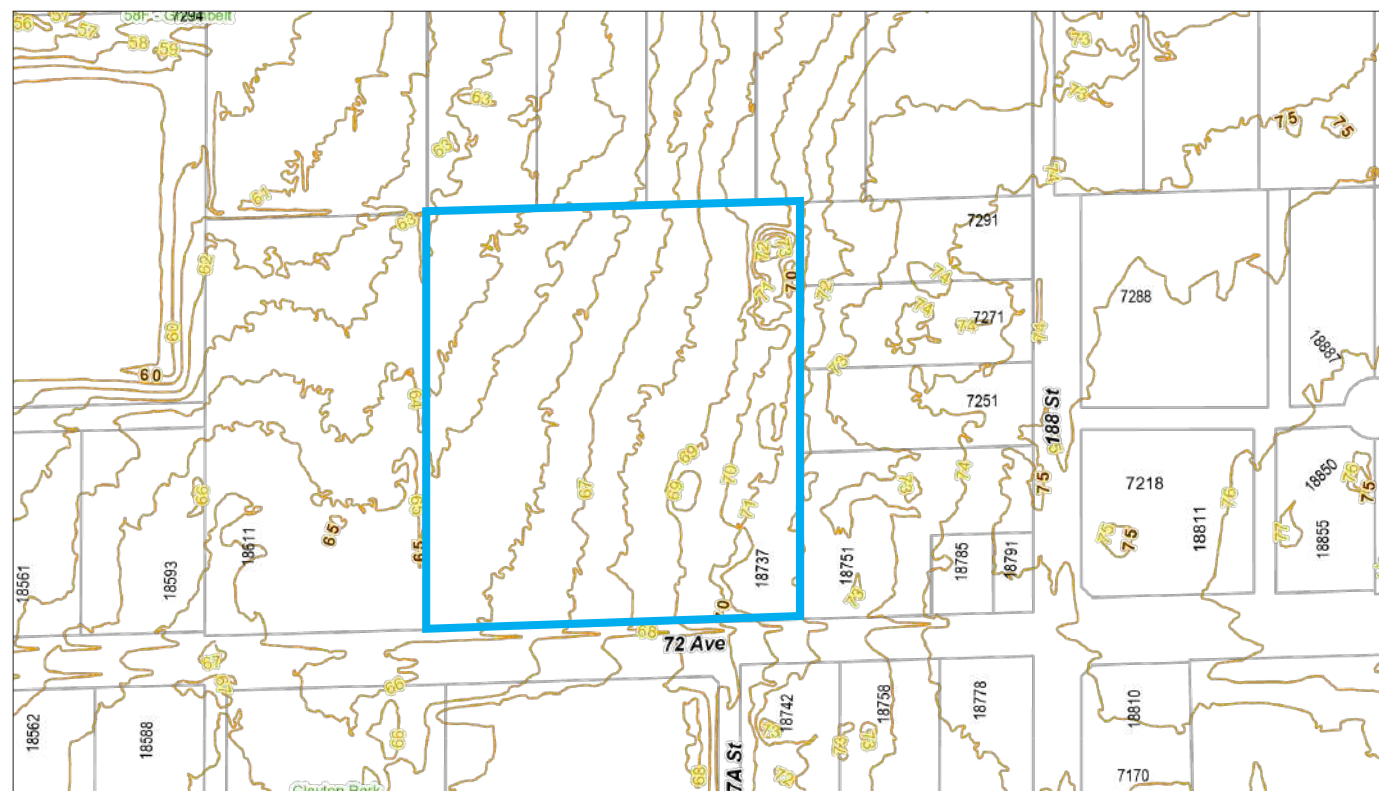


TREE TAG No.	DESCRIPTION	DIAMETER (mm)
600	coniferous	520
601	coniferous	600
602	deciduous	460
603	deciduous	610
604	coniferous	410
605	coniferous	520
606	coniferous	340
607	coniferous	350
608	coniferous	350
609	coniferous	390
610	coniferous	320
611	coniferous	530
612	coniferous	450
613	coniferous	420
614	coniferous	370
615	coniferous	520
616	coniferous	500
617	coniferous	550
618	coniferous	580
619	coniferous	300 350
620	coniferous	270
621	coniferous	450
622	coniferous	750
623	coniferous	550
624	coniferous	450
625	coniferous	800
626	coniferous	300
627	coniferous	300
628	deciduous	300
629	deciduous	400
630	deciduous	300
631	deciduous	300
632	deciduous	300 350
633	deciduous	220 260
634	deciduous	250 450
635	deciduous	340 400
636	coniferous	530
637	coniferous	280x2
638	coniferous	400
639	coniferous	450
640	coniferous	410
641	coniferous	430
642	coniferous	450
643	coniferous	450
644	coniferous	300
645	coniferous	320
646	coniferous	320
647	coniferous	270
648	coniferous	cluster
649	coniferous	130
650	coniferous	310
651	coniferous	130
652	coniferous	300
653	coniferous	300
654	coniferous	300
655	coniferous	300
656	coniferous	300
657	coniferous	300
658	coniferous	300
659	coniferous	300
660	coniferous	300
661	coniferous	cluster
662	coniferous	410
663	coniferous	310x2
664	coniferous	550
665	coniferous	550
666	coniferous	400
667	coniferous	310
668	coniferous	410
669	coniferous	300
670	coniferous	300
671	coniferous	420
672	coniferous	300
673	coniferous	280x2
674	coniferous	430
675	coniferous	300
676	coniferous	300
677	coniferous	300
678	coniferous	300
679	coniferous	300
680	coniferous	630
681	coniferous	530
682	deciduous	400
683	deciduous	460
684	coniferous	400
685	coniferous	320
686	coniferous	500
687	coniferous	500
688	coniferous	500
689	coniferous	450
690	coniferous	480
691	coniferous	350
692	coniferous	350
693	coniferous	700
694	coniferous	300
695	coniferous	300
696	coniferous	600
697	coniferous	630
698	coniferous	530
699	coniferous	400
700	coniferous	460
701	coniferous	320
702	coniferous	500
703	coniferous	500
704	coniferous	420
705	coniferous	450
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707	coniferous	350
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831	deciduous	300
832	deciduous	300 350
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835	coniferous	530
836	coniferous	280x2
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843	coniferous	300
844	coniferous	320
845	coniferous	320
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847	coniferous	cluster
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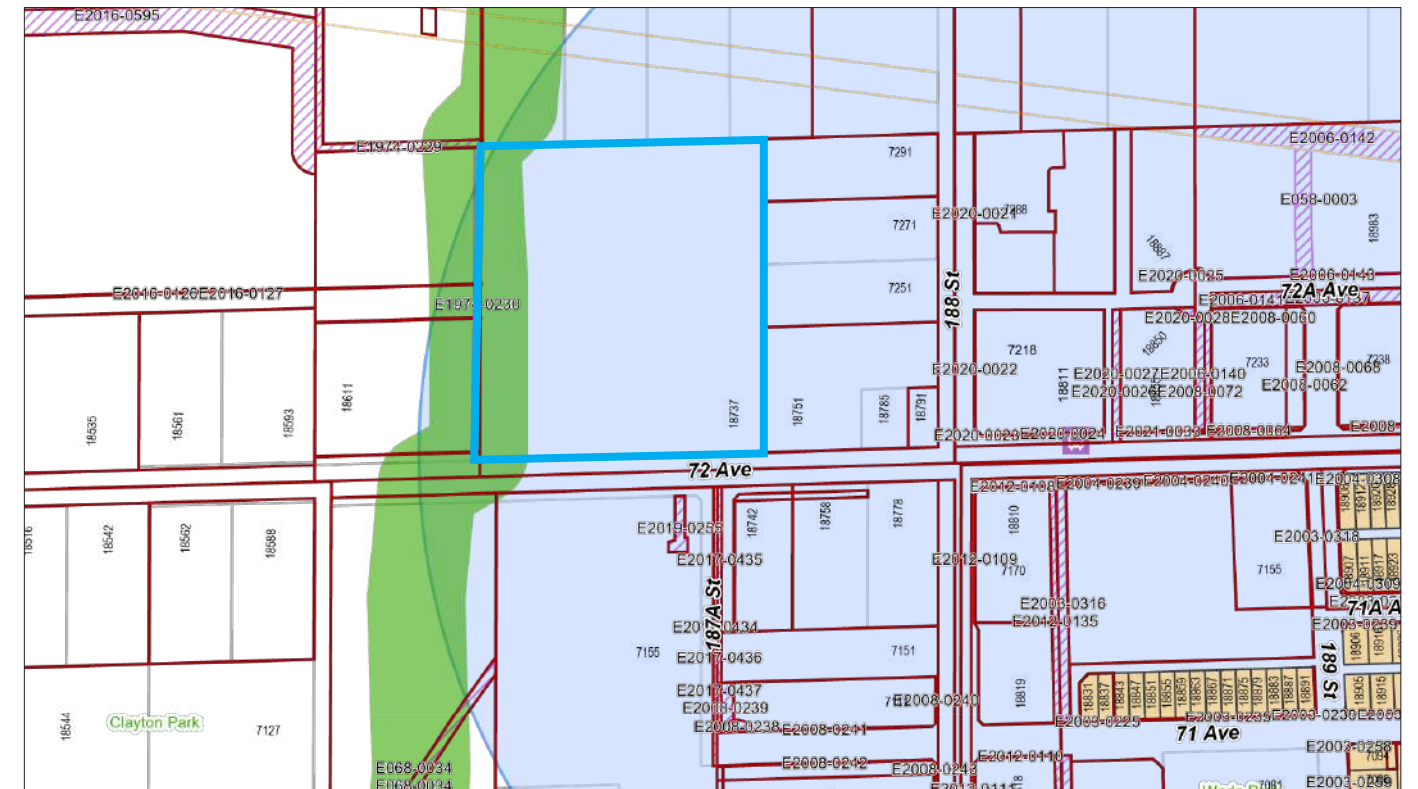
AERIAL VIEW



TOPOGRAPHY



LEGAL VIEW



DIMENSIONS

