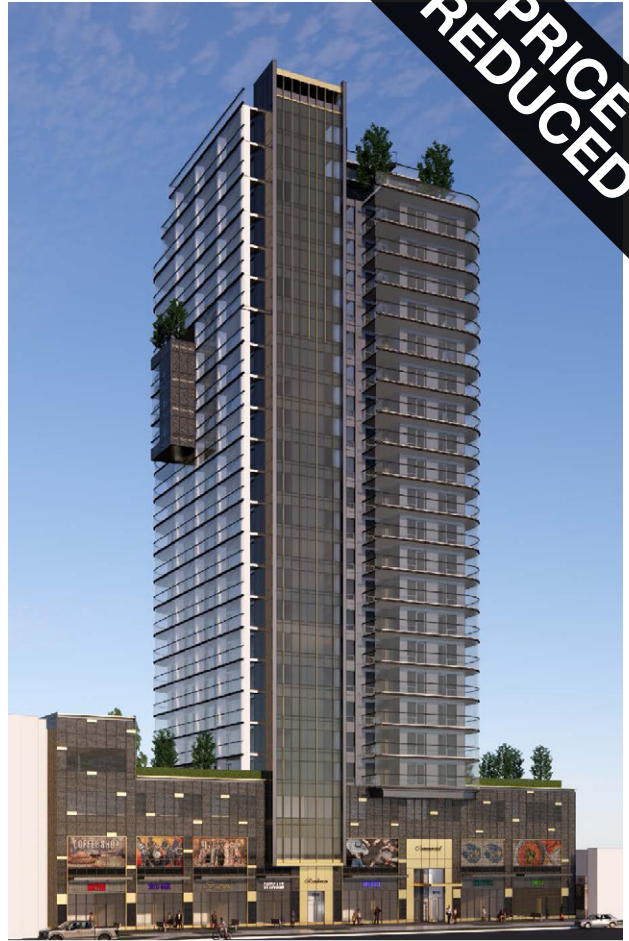


NAI Commercial

**PRICE
REDUCED**



**RENDERING FROM APPLICATION
WITH INITIAL REVIEW**



281'

183'

FOR SALE | 15327 104th Avenue, Surrey, BC

High Rise Development Site in Guildford, Surrey

Property Details

Civic Address

15327 104th Avenue
Surrey, BC V3R 1N5

Legal Description

LOT 17 SECTION 21 BLOCK 5
NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN
25967

PID

008-833-109

Lot Size

42,186.96 SF or 0.97 acres

Dimensions

182.67' frontage x 231.03' deep

Zoning and Land Use

Current Zoning: RF, Single Family Residential

Gross Taxes (2023)

\$35,532.04

Price

\$18,500,000

15327 104th Ave, Surrey, BC

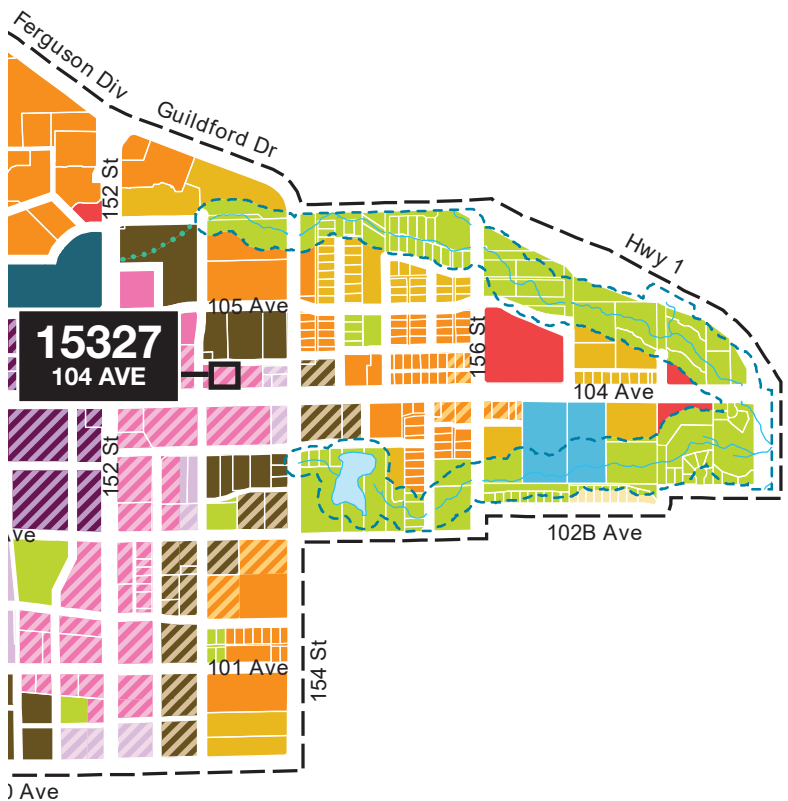
Overview

The subject property is an unimproved lot located on the north side of 104 Avenue just east of 153 Street in the Guildford area of Surrey. The area is rich with amenities such as the Sheraton Hotel (directly across 153 Street) Guildford Recreation Centre, the Guildford Public Library, banks, restaurants, car dealerships and is a short walk to the Guildford Town Centre mall which is home to many retailers, a BC Liquor Store and is anchored by the Hudson's Bay.

Land Use & Potential Density

This property falls under the Guildford Town Centre Plan in the Official Community Plan and is designated Mid to High Rise Mixed Use. The plan allows for a base density of 3.5 FAR with bonus densities available and up to 26 storeys in height. The owner has proposed to build a market residential condo building with retail at grade with an FAR of 4.44.

Guildford Town Centre Land Use Map



LEGEND

Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.



RENDERING FROM APPLICATION WITH INITIAL REVIEW



Conor Finucane*

Senior Advisor | 604 691 6604 | cfinucane@naicommercial.vca

*Personal Real Estate Corporation

NAI Commercial NAI Commercial | 1300-1075 W Georgia St, Vancouver, BC V6E 3C9 | +1 604 683 7535 | naicommercial.ca

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