

FOR SALE

18781 74th Avenue

Surrey, BC

51-unit townhome development site with third reading approval and PLA



Rare opportunity to acquire an entitled 3-acre townhome development site located within proximity to multiple schools, a community centre, and two SkyTrain Stations.

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Opportunity

A prime opportunity to acquire a 3-acre townhome development site in the City of Surrey, surrounded by amenities including schools, recreation centres, parks, and located within proximity to the 184th SkyTrain Station.

The property benefits from the recent sanitary and drainage service upgrades built along 74th Avenue, allowing construction to commence in the near term.

Property details

ADDRESS
18781 74th Avenue, Surrey

PID
012-027-782

GROSS SITE AREA
3.067 acres (133,599 sf)

CURRENT ZONING
RA

NEIGHBOURHOOD
West Clayton

DEVELOPMENT APPLICATION
Third Reading Approval and PLA for a 51-unit townhome development consisting of two phases

DEVELOPMENT ACTIVITY
Majority of West Clayton is developer owned

CURRENT IMPROVEMENTS
Improved with a single family home providing some holding income

PROPOSED DENSITY
80,040 sf buildable

PROJECT STATS	
2-bedroom	2 units
3-bedroom	49 units
Total	51 units

PRICING: CONTACT LISTING AGENTS



Nearby amenities



Clayton Community Centre
(Source: surrey.ca)



Regent Road Elementary
(Source: soarchitects.com)

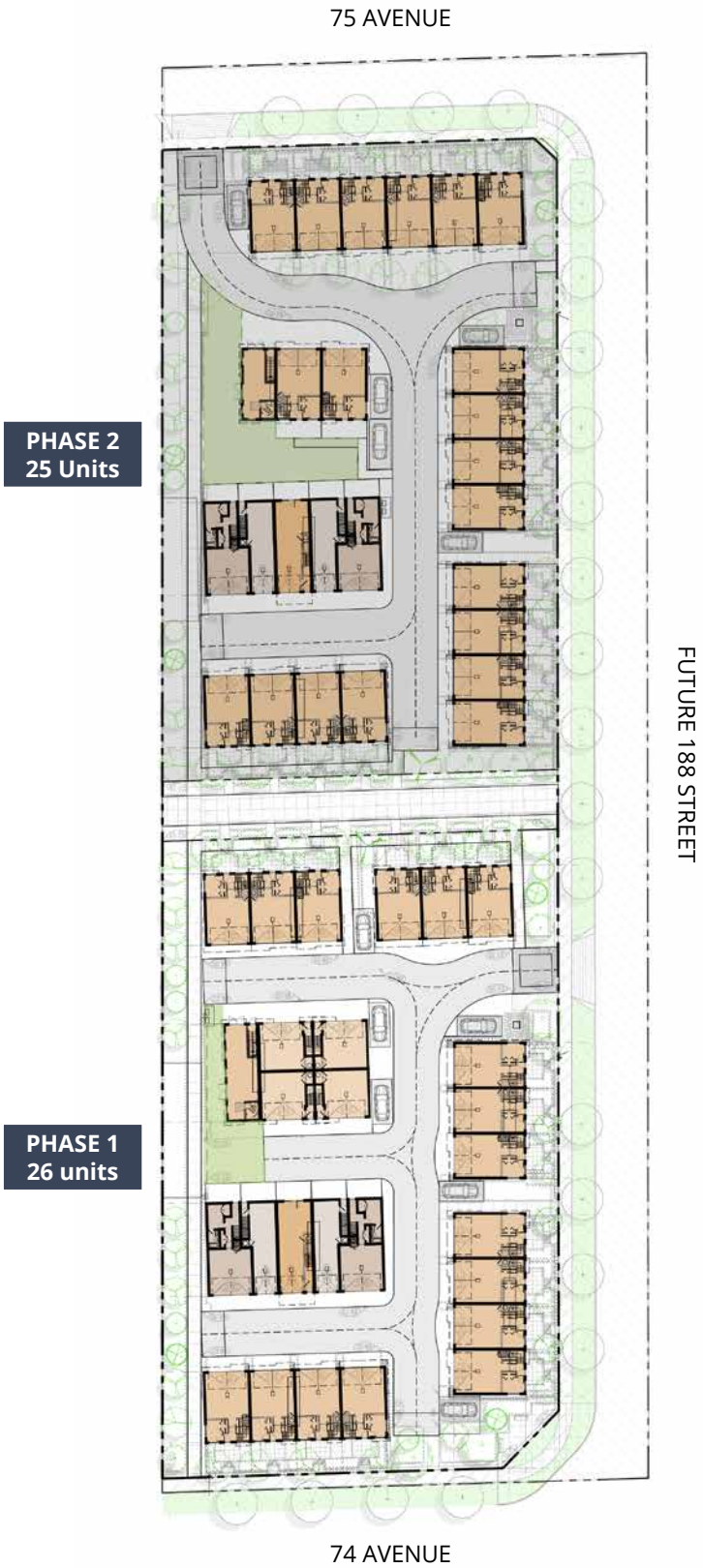


École Salish Secondary School
(Source: studyinsurrey.ca)



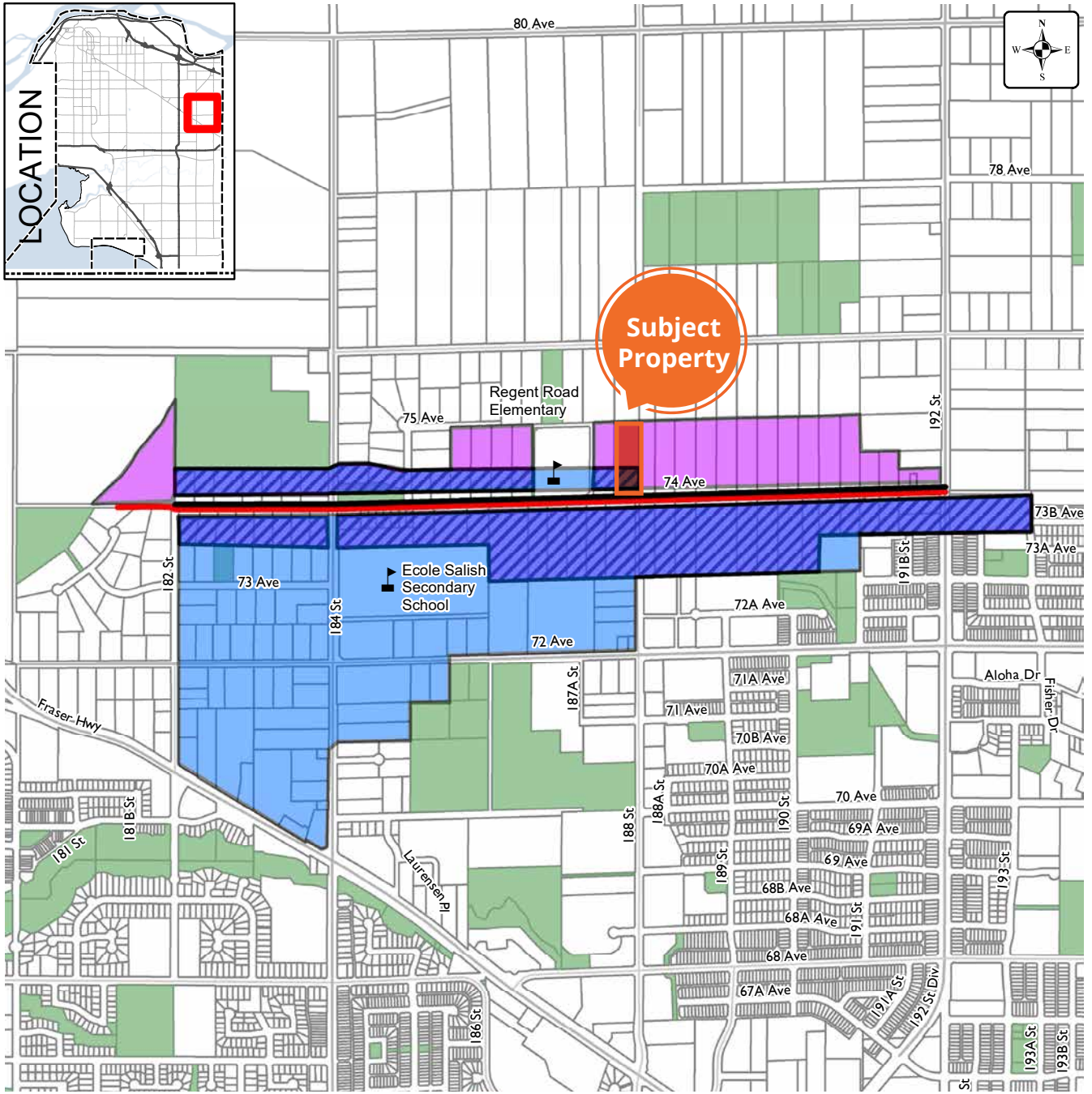
Hillcrest-184th Street Station
(Source: surreylangleyskytrain.gov.bc.ca)

Draft site plan



Servicing upgrades along 74th Avenue

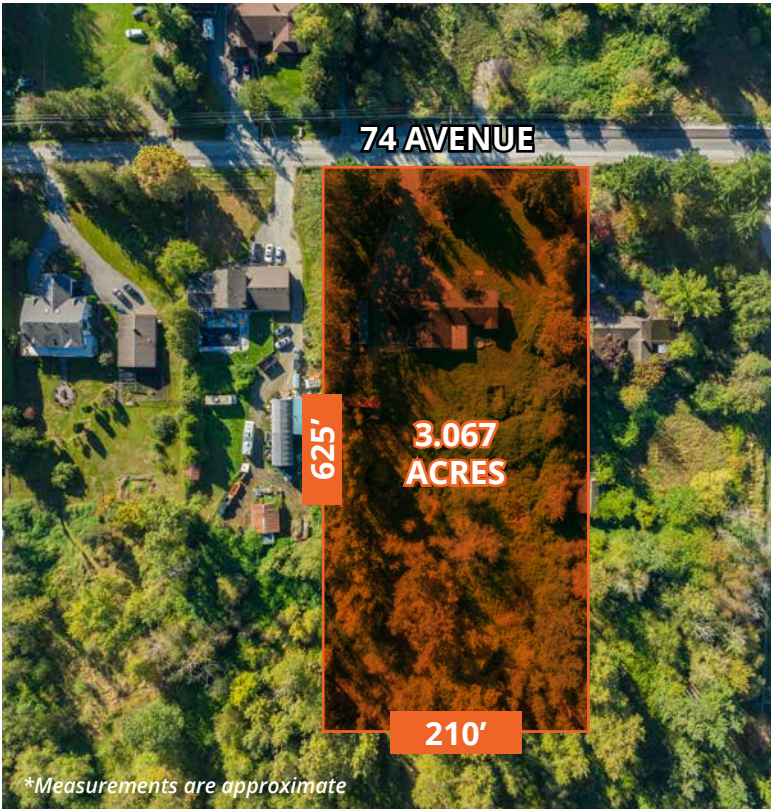
CITY FUNDED (COMPLETION NOVEMBER 2025)

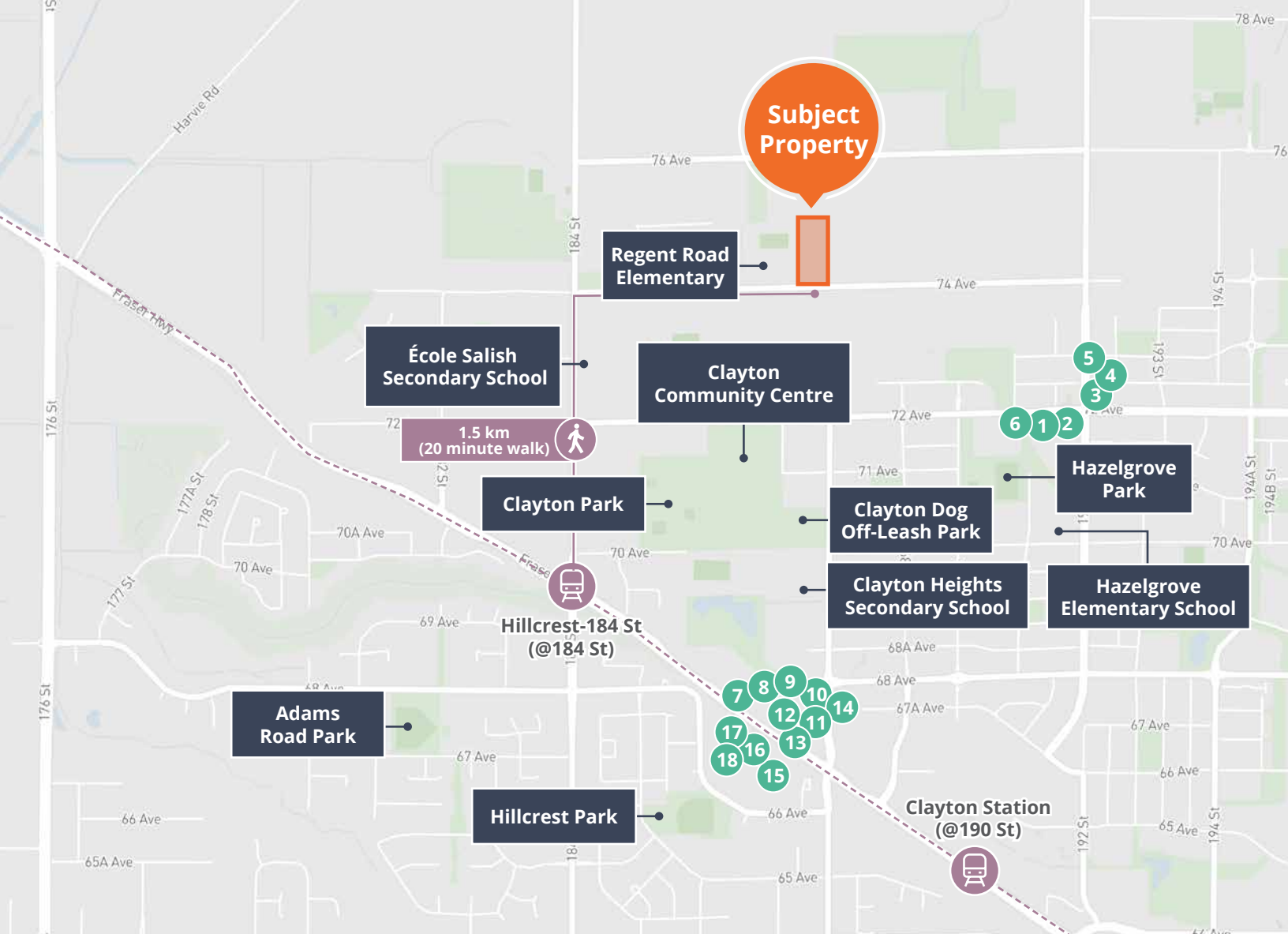


Source: City of Surrey

Highlights

-  **3.067-ACRE TOWNHOME DEVELOPMENT SITE**
Located in the West Clayton neighbourhood
-  **51-UNITS WITH THIRD READING APPROVAL AND PLA**
Decreasing entitlement risk and offering significant cost savings
-  **LOCATED IN AN AMENITY RICH NEIGHBOURHOOD**
Surrounded by multiple schools, parks, recreation centres, and within proximity to upcoming SkyTrain
-  **SUBDIVISION INTO TWO PHASES**
Providing flexibility to begin construction in the near term while phasing the project
-  **SERVICING UPGRADES COMPLETED ON 74TH AVENUE**
Benefitting this property and allowing construction to commence





Amenities

1. Subway
2. Fraserview Meats - Indian Meat Shop Surrey
3. Fruiticana
4. Diamond Saweets & Restaurant
5. D-Plus Pizza
6. JA ZOO SUSHI
7. Anytime Fitness
8. Shoppers Drug Mart
9. Loblaw Pharmacy
10. Neilsen's Your Independent Grocer Surrey
11. COBS Bread
12. Starbucks
13. Dublin Crossing Irish Pub
14. Duke's Fine Ice Cream
15. Clayton Liquor Store
16. Save-On-Foods
17. Tim Hortons
18. Truckin' BBQ

Please contact for more information

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