

# For Sale

5555 184 Street  
Surrey, BC



1.18 acre residential development  
site in Cloverdale

**Mike Harrison\***

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*\*Mike Harrison Personal Real Estate Corporation*

**AVISON  
YOUNG**



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Opportunity summary

This offering is an opportunity to acquire a 1.18 acre, serviceable, residential development property within walking distance to the new Surrey Hospital in Cloverdale and Kwantlen University. The proximity to these amenities make it a logical location for multi-family development (multi-plex, townhouse, apartment, etc.), subject to OCP amendment and city approval.



Salient information

PROPERTY ADDRESS  
5555 184 Street, Surrey, BC

PID  
006-565-808

SITE SIZE  
1.18 acres / 51,656 sf





CURRENT ZONING  
RA (One Acre Residential)

CURRENT USE  
Tenanted detached home on the property

OCP LAND USE DESIGNATION  
Suburban

PROPERTY TAXES  
\$9,813.71 (2024)

Highlights

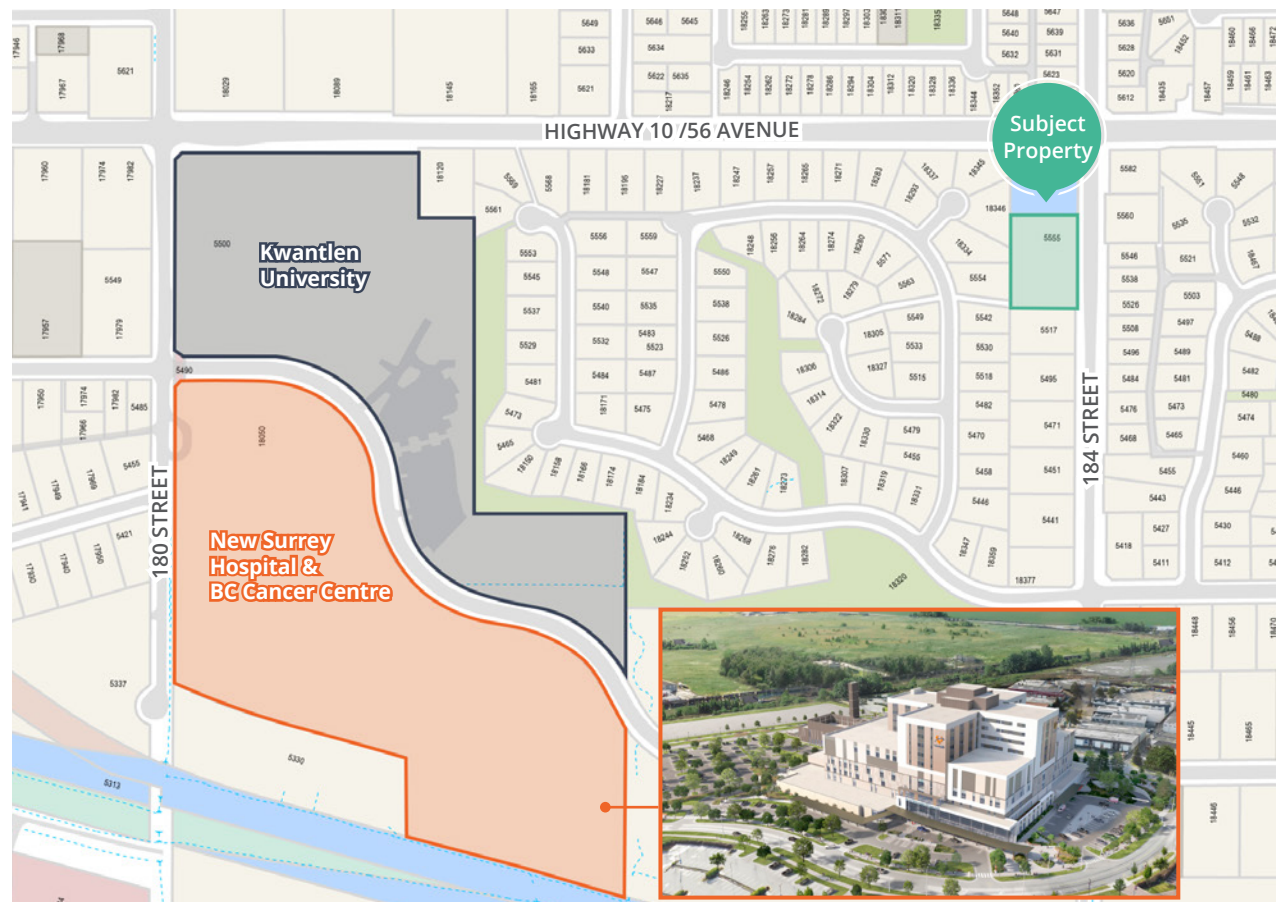
-  1.18 acre parcel
-  Wide range of residential development options
-  Walking distance to Hospital and University
-  Assembly potential with adjacent parcels

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## Development potential

The 1.18 acre subject property is not located within a secondary plan and as a result is only governed by the city-wide Official Community Plan (OCP). The OCP designation for the property is Suburban; however, new provincial housing legislation has increased the city's appetite for multi-family developments on properties such as these that are located close to major highways and amenities like hospitals and universities. Prior to the decision to sell the site, the owner had been considering both townhouse and apartment developments.



Source: Surrey's Cosmos GIS

## New Hospital & BC Cancer Centre

The new Surrey Hospital & BC Cancer Centre is under construction only blocks away, also adjacent to Kwantlen University.

## Available documentation

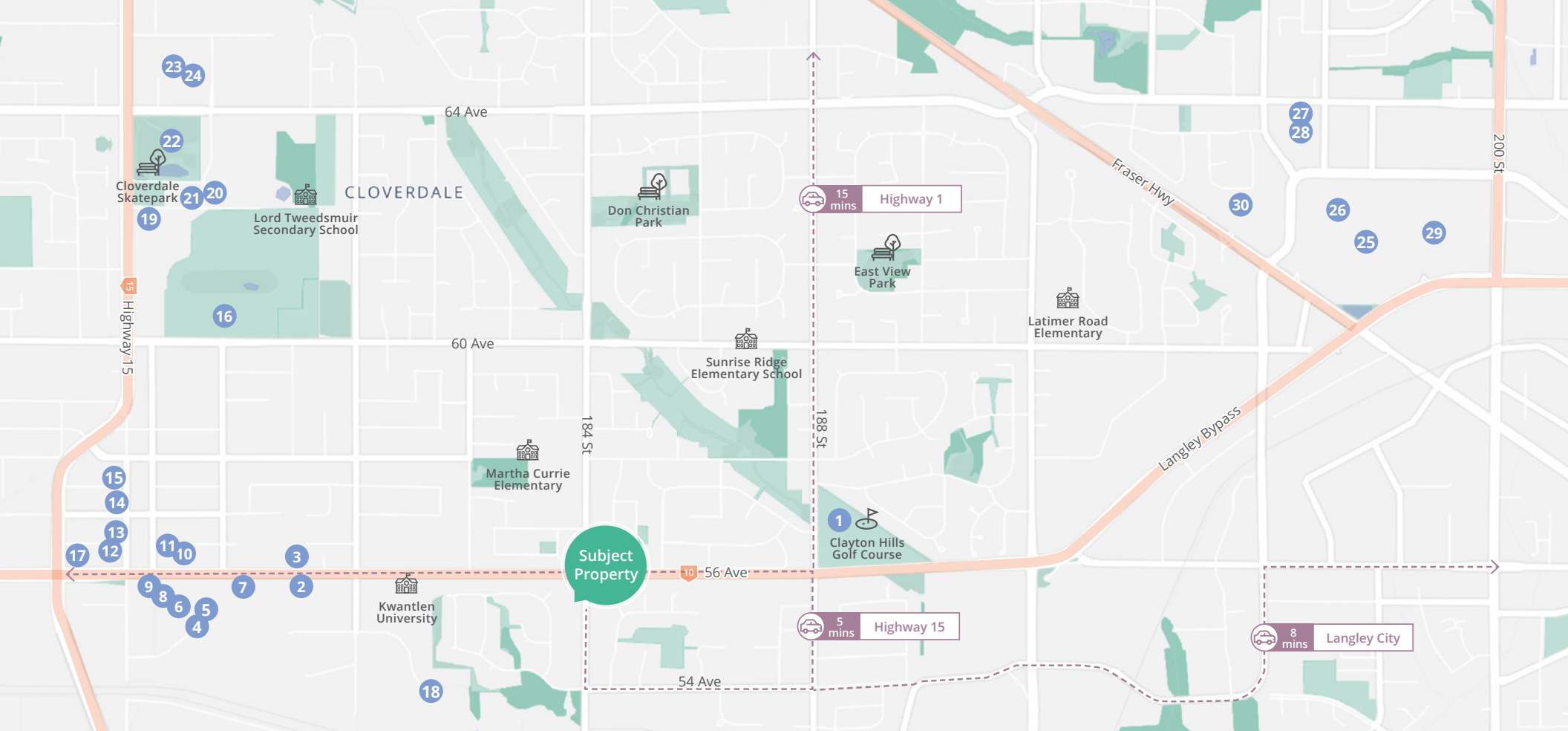
Contact the listing agent for access to the data room of additional information including:

- Zoning
- OCP Land Use
- Tax Report

## Asking price

**\$4,800,000**

(approx. \$4,000,000 per acre)



## Location

The subject site is located just east of Cloverdale Town Centre, on a bus route, and walking distance to schools, the new Surrey Hospital, Kwantlen University and parks. A short drive gets you to a massive amount of amenities in downtown Cloverdale, to the west, and Langley City to the east. The future project will also benefit from an existing bus route on Highway 10.

- |                              |  |                                       |                                   |
|------------------------------|--|---------------------------------------|-----------------------------------|
| 1. The Clayton Public House  | 9. Home Hardware Cloverdale-Surrey       | 15. Vault Restaurant                  | 23. Save-On-Foods                 |
| 2. Tim Hortons               | 10. Museum of Surrey                     | 16. Elements Casino Surrey            | 24. London Drugs                  |
| 3. Wendy's                   | 11. Surrey Libraries - Cloverdale Branch | 17. Chevron                           | 25. Willowbrook Shopping Centre   |
| 4. Rusty's Neighbourhood Pub | 12. Hawthorne Beer Market & Bistro       | 18. New Hospital Site                 | 26. T&T Supermarket Langley Store |
| 5. BCLIQUOR Cloverdale       | 13. Republica Coffee Roasters Cloverdale | 19. Cloverdale Recreation Centre      | 27. Haven Kitchen + Bar           |
| 6. Glenn's NOFRILLS Surrey   | 14. The Henry                            | 20. Cloverdale Agriplex               | 28. Camp Beer Co                  |
| 7. Starbucks                 |  | 21. Cloverdale Fairgrounds            | 29. Safeway Willowbrook           |
| 8. Subway                    |  | 22. Bill Reid Millennium Amphitheatre | 30. H-Mart Langley                |

## Contact for more information

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