

NAI Commercial



**\$2M PRICE
REDUCTION**

92 AVE

182 ST

169'

1,290'

**SUBJECT
SITE**

**POTENTIAL
TO ASSEMBLE**

**ALSO LISTED
FOR SALE**

FOR SALE | 18148 92nd Avenue, Surrey, BC

5-Acre Residential Development Site
Designated High Density Cluster 10-15 UPA
Priced Well Below Assessed Value

18148 92nd Avenue

Surrey, BC

Overview

Opportunity to acquire a 5-acre development site with ability to expand the site area through assembly with the 3 neighbouring properties to the east which are 5 acres per lot. Two of the three neighbouring properties are also currently listed for sale (18190 & 18208 92nd Avenue) and therefore provides significant opportunity to assemble a 20-acre mixed-use residential development site.

Improvements

The property is improved with a renovated, 5-bedroom, 3-bath, 7,200 SF rancher complete with indoor swimming pool and sauna, which is currently rented.

Location

The Subject Property is located in a newly designated and supported urban development neighbourhood in Surrey, known as Anniedale-Tynehead. It is anticipated to accommodate approximately 20,000 residents in the future. The neighbourhood is strategically positioned to the south of Highway 1 and east of Highway 15. Currently, the area is predominantly zoned for agricultural use.

The most recent Neighbourhood Concept Plan (NCP), approved by the Council in July 2022, has reclassified the land use for mixed residential purposes and authorized the staff to proceed with the processing of development applications. The use of the Subject Property is designated as "High Density Cluster 10-15 units per acre" under the guidelines. Several applications have already been submitted to the City in the immediate vicinity of the Subject Property (please refer to nearby development applications on the following page).

There is currently a 5-acre site applying for a 110-unit condo development, and a 15-acre site applying for a 194-unit townhouse project.

Assembly Breakdown

Address	Lot Size	Price
18148 92 Ave	217,800 SF/ 5 Acres	\$10,888,000
18170 92 Ave	217,800 SF/ 5 Acres	TBD
18190 92 Ave	217,800 SF/ 5 Acres	\$12,999,888
18208 92 Ave	217,800 SF/ 5 Acres	\$14,998,600
871,200 SF/ 20 Acres		



Property Details

Civic Address

18148 92nd Avenue
Surrey, BC V4N 3Y6

Legal Description

East Half Lot 6 Section 32
Township 8 New Westminster
District Plan 5514

PID

011-149-442

Lot Size

5 acres or 217,800 SF

Dimensions

169' frontage x 1,290' deep

Zoning

[A-1 - General Agricultural Zone](#)

Land Use

[High Density Cluster 10-15 units per acre as per Anniedale-Tynehead NCP](#)

Property Taxes (2023)

\$71,043.50

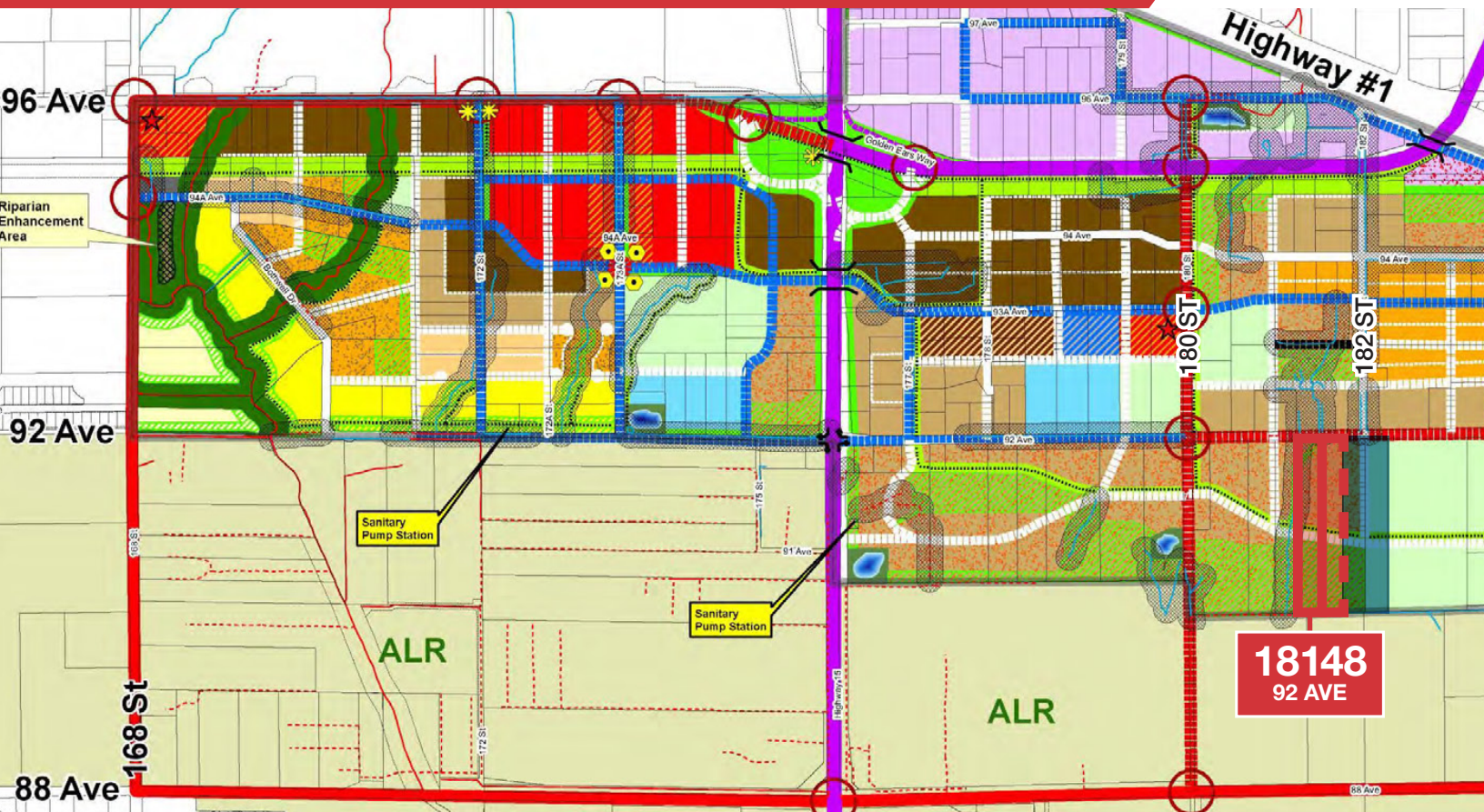
Assessed Value (2024)

\$12,618,000

Price

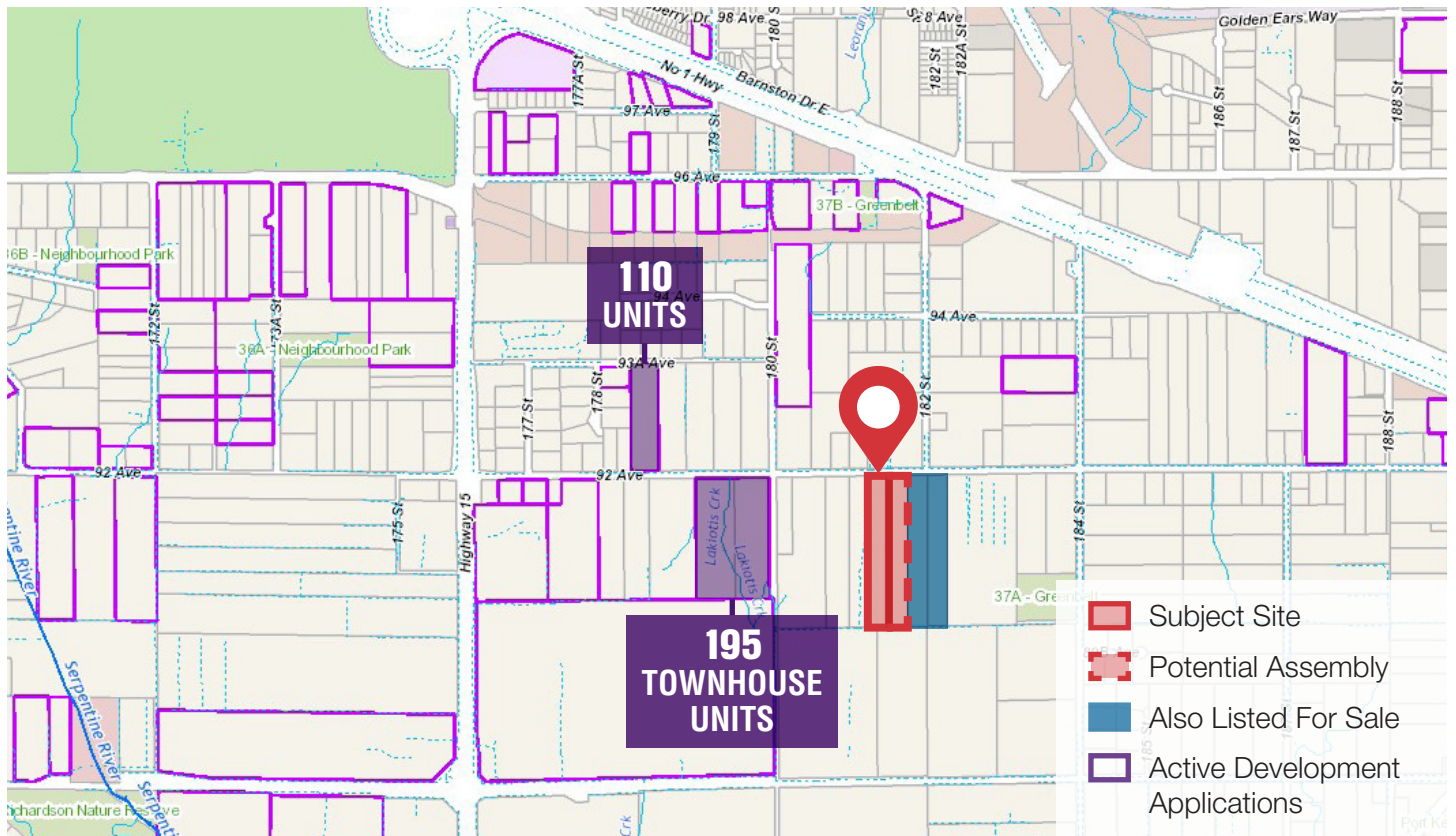
\$12,888,888 **\$10,888,000**

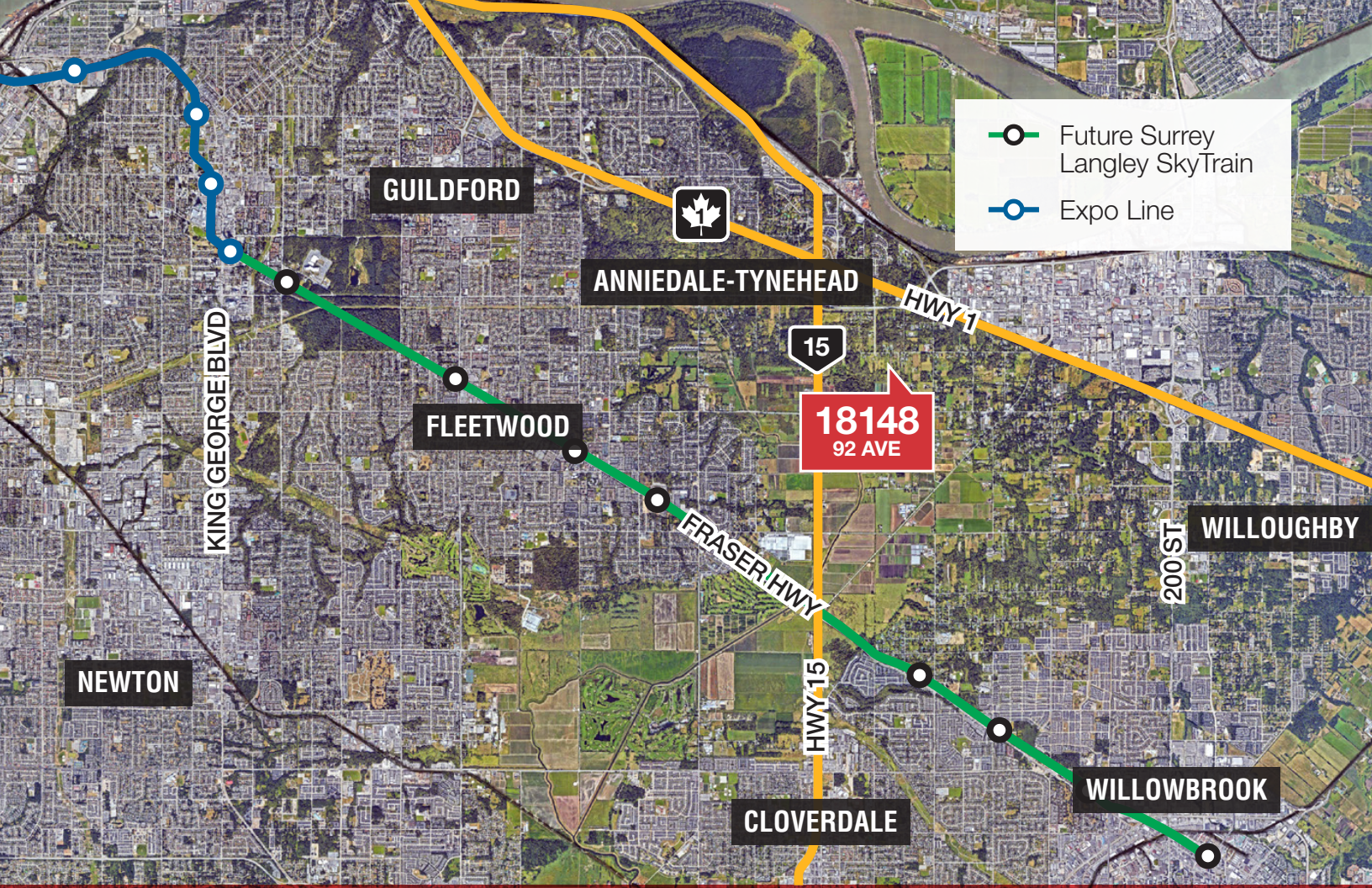
Anniedale-Tynehead NCP | Stage 2 Land Use Concept



Nearby Development Applications

Source: City of Surrey GIS (<https://cosmos.surrey.ca>)





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Scope of Service Experience

- ▶ Development site sales
- ▶ Land assembly
- ▶ Investment properties
- ▶ 18 years of experience



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Scope of Service Experience

- ▶ Development land acquisitions
- ▶ Land development feasibility analysis
- ▶ Project marketing
- ▶ Investment properties
- ▶ Joint venture
- ▶ 38 years of experience



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