

Development/Investment Opportunity

17555 & 17585 24th Avenue

Surrey, BC, V3Z 0A3

EXCLUSIVE 2.06 ACRES SITE WITH DEVELOPMENT POTENTIAL IN GRANDVIEW AREA 5



Jean Chai 蔡琴

Personal Real Estate Corporation (PREC*)
Residential & Commercial Real Estate Broker

Cell: 604-970-3886

jeanchai@telus.net

ROYAL LEPAGE
COMMERCIAL

Sarah Bryenton

Sales Associate, Land Development

Cell: 604-880-6835

sarahbryenton.cre@gmail.com

Property Overview

Royal LePage Commercial is pleased to present the unique opportunity to acquire **two (2) lots for a total of 2.06 acres (89,826 SF~)**

The properties are located just off of 176th Street (Highway 15) and 24th Avenue in South Surrey, BC.

Salient Details

Civic Address	17555 & 17585 24th Ave, Surrey, BC, V3Z 0A3
PID	000-703-656, 003-597-440
Legal Description	LOT 1 SECTION 19 TOWNSHIP 7 PLAN NWP68377 NWD LEGAL SUBDIVISION 1. LOT 22 SECTION 19 TOWNSHIP 7 PLAN NWP41972 NWD EXCEPT PLAN 84545, & EXC PL EPP55482.
Site Area	43,564 sq. feet (17555) 46,262 sq. feet (17585)
Current Zoning	RA, Acreage Residential Zone
School Catchment	Pacific Heights Elementary Grandview Heights Secondary School
Asking Price	Contact the Listing Agent for Details

Location

The properties are ideally situated in the vibrant and evolving area of South Surrey, BC, characterized by a blend of modern conveniences and natural beauty. The Grandview Heights neighbourhood offers residents a high quality of life, with access to excellent amenities, educational institutions, and recreational facilities.



*All measurements are estimates and should not be relied upon without independent verification.

Property Location

Neighbourhood Overview

Grandview Heights is a dynamic, rapidly evolving area known for its blend of suburban tranquility and urban amenities. A thoughtfully planned mix of residential, commercial, and recreational spaces presents Grandview Heights as a vibrant, sought-after community for families, professionals, and retirees alike.

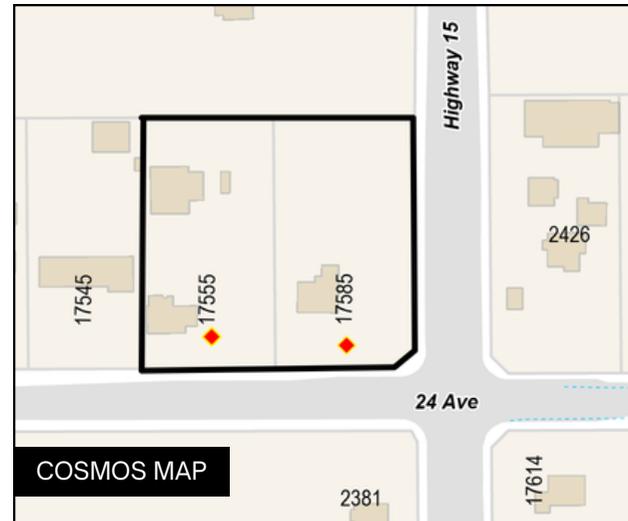
Nearby Amenities

Grandview Corners and The Shops at Morgan Crossing close-by offer grocery stores, restaurants, fitness, and everyday services in a walkable retail setting. Edgewood Elementary and Grandview Heights Secondary are just minutes away, alongside recreation at the Grandview Heights Aquatic Centre. Nearby green spaces include Edgewood Athletic Park, Redwood Park, and the Sunnyside Acres Urban Forest trail network. Healthcare needs are well-supported by local clinics and Peace Arch Hospital.

Connectivity & Accessibility

The properties are ideally situated just minutes from major transportation corridors, offering strong regional connectivity.

- **Proximity to Major Thoroughfares:** Just off 176 Street (Highway 15) and 24th Avenue, the site provides efficient access to Highway 99 for northbound travel to Vancouver and southbound access to the U.S. border. Highway 1 is also easily accessible for routes to Burnaby, Coquitlam, and other parts of the GVA.
- **Public Transit:** Nearby TransLink bus routes include the 531, 354, and 363. South Surrey is a key focus for future transit expansion. TransLink has identified King George Boulevard and Highway 99 as corridors for proposed Bus Rapid Transit (BRT), which will significantly enhance connectivity to key SkyTrain stations including Bridgeport and King George.



Land Use

Grandview Heights - NCP Area 5

The area surrounding the properties is primed for substantial growth, supported by Surrey's Official Community Plan (OCP) and the Grandview Heights General Land Use Plan (GLUP).

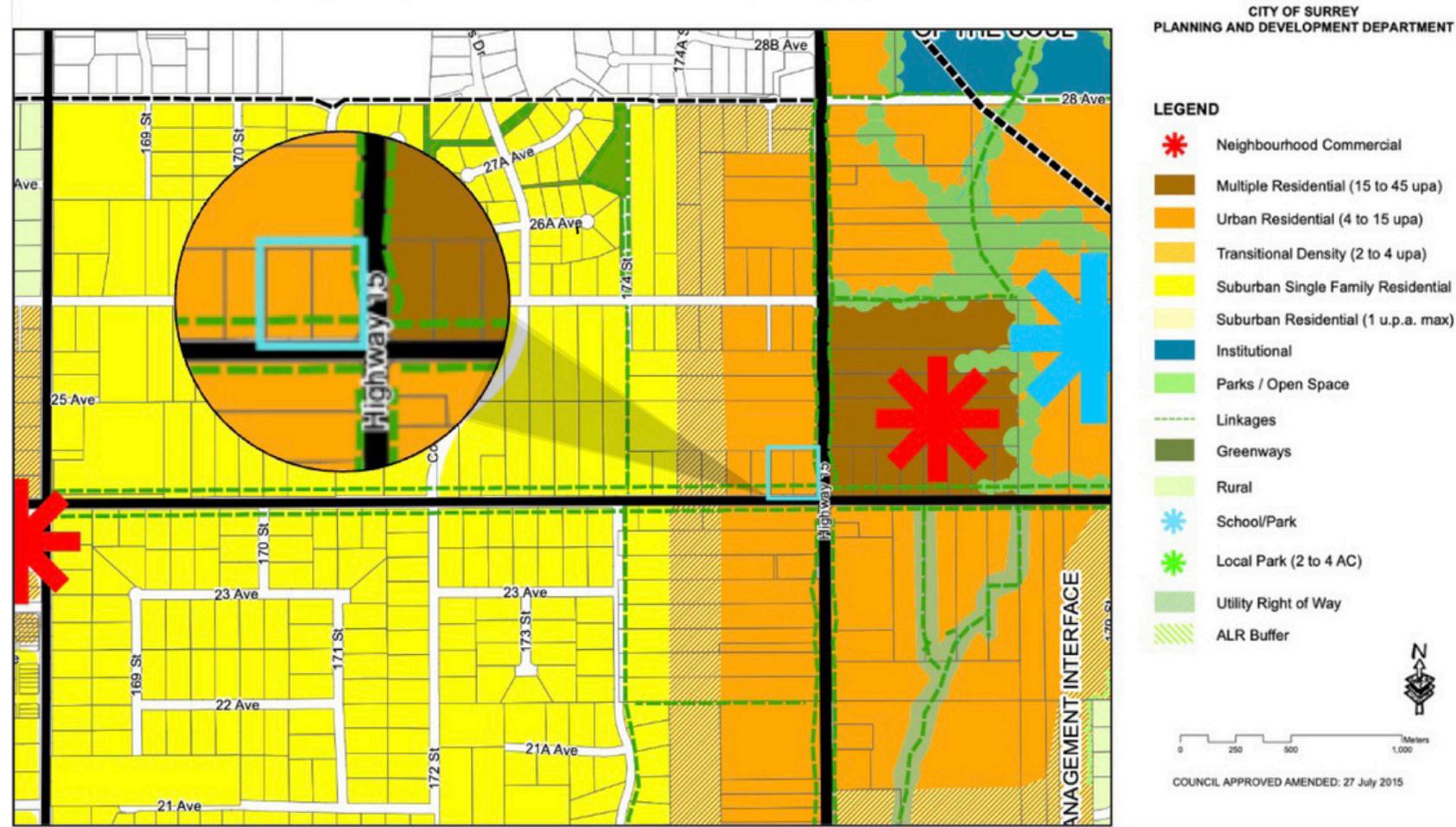
Within this framework, Grandview Heights Area 5 is in the early stages of moving to initiate a Neighbourhood Concept Plan (NCP) as part of the City's continued commitment to structured, sustainable development.

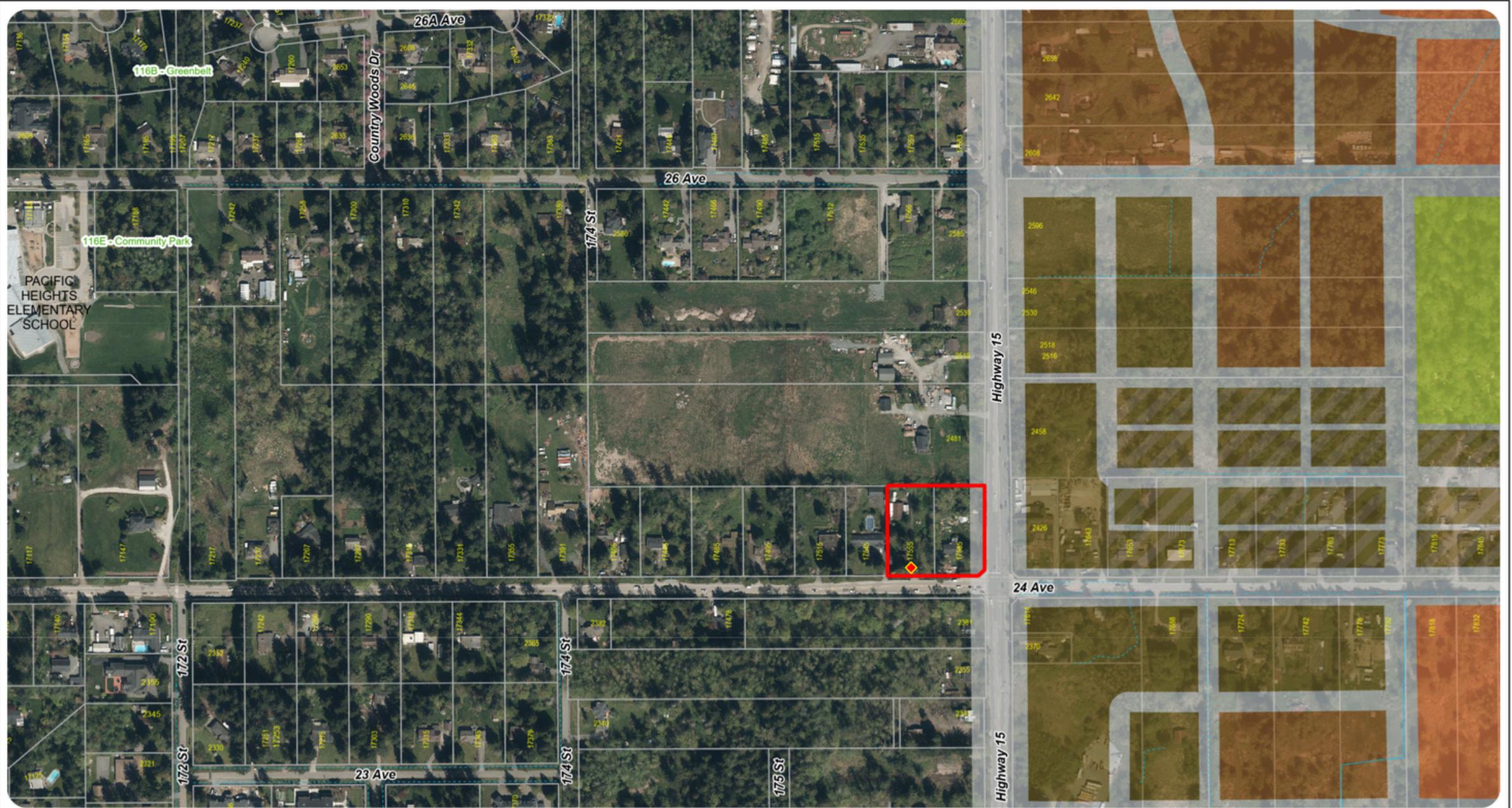
As planning progresses and the vision for Area 5 becomes more defined, acquisition of 17555 & 17585 24th Avenue offers a rare opportunity to invest ahead of large-scale transformation.

Early ownership in this strategically located area presents a first-mover advantage for developers and investors looking to establish a presence in one of South Surrey's most promising and active growth corridors.

Land Use Concept Map

Current Property Designation: Urban Residential (4-15 upa)

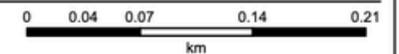




17555-17585 24 Avenue

Scale: 1:3,506

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2026-02-18

Neighbourhood Photo Gallery





Offering Process

For more details on this opportunity, please contact the listing broker.

Jean Chai 蔡琴

Personal Real Estate Corporation (PREC)*
Residential & Commercial Real Estate Broker

Cell: 604-970-3886

jeanchai@telus.net

Sarah Bryenton

Sales Associate, Land Development

Cell: 604-880-6835

sarahbryenton.cre@gmail.com



34 Years of Real Estate Experience

www.jeanchai.ca

This document has been prepared by Jean Chai PREC* for advertising and general information only. Jean Chai PREC* makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Jean Chai PREC* excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

This publication is the property of Jean Chai PREC*. Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing agency agreement.