



13905 108 Avenue

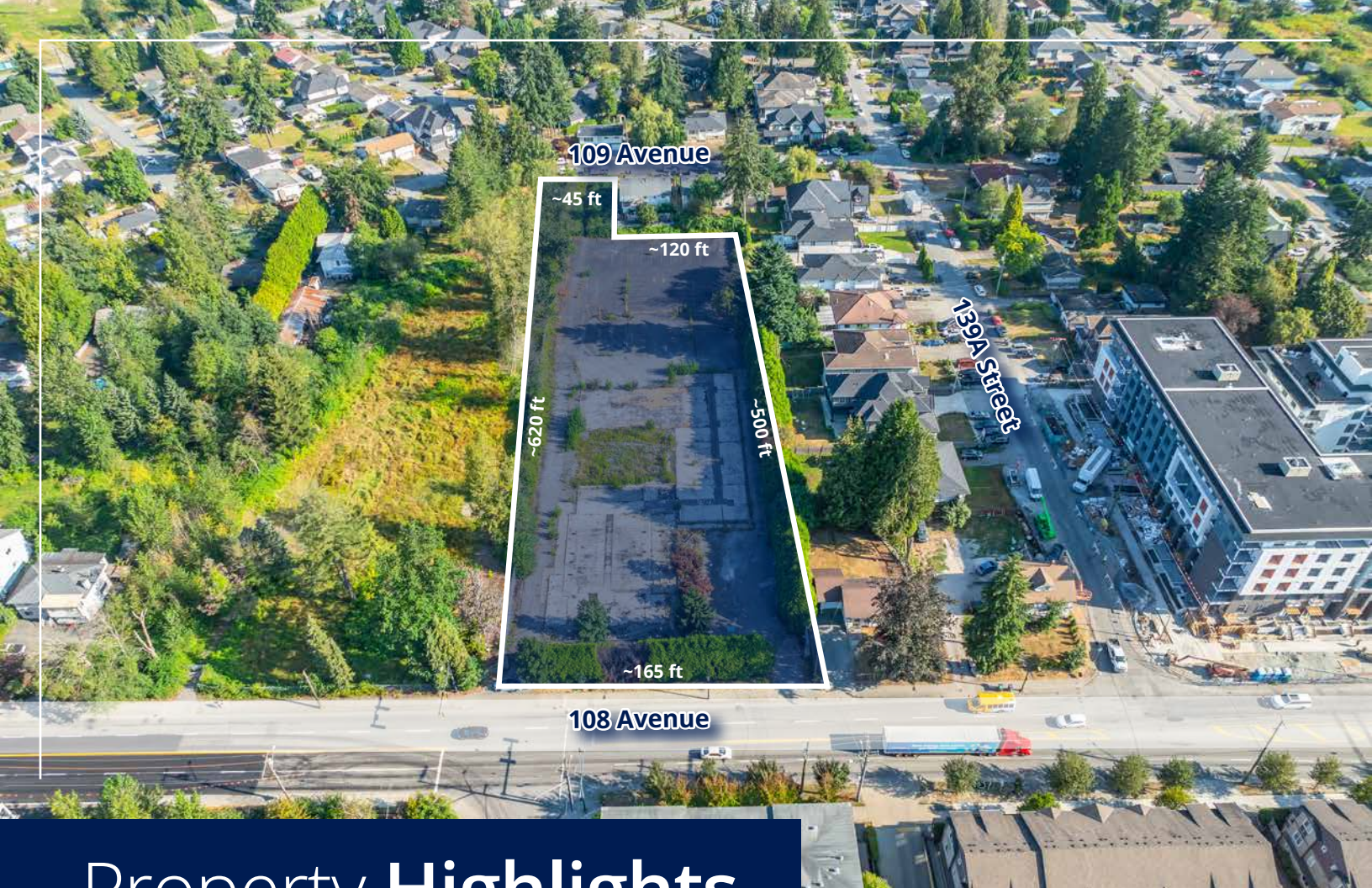
Surrey, BC

## Prime 2- Acre Development Site in Bolivar Heights

218,888 Buildable SF | 6-Storey Wood-Frame  
Development Supported | Vacant Land







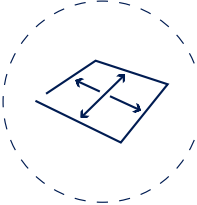
# Property Highlights



Highly desirable Surrey City Central location ensures development absorption



Surging residential demand from recent immigration



Large 2-Acre Site: Unlock up to 218,888 buildable SF with a 2.5 FSR for a 6-storey residential development



Provincial investments into surrounding infrastructure



Zoning certainty confirmed by the senior planner overlooking the Surrey City Central OCP



Vacant land to speed up development process



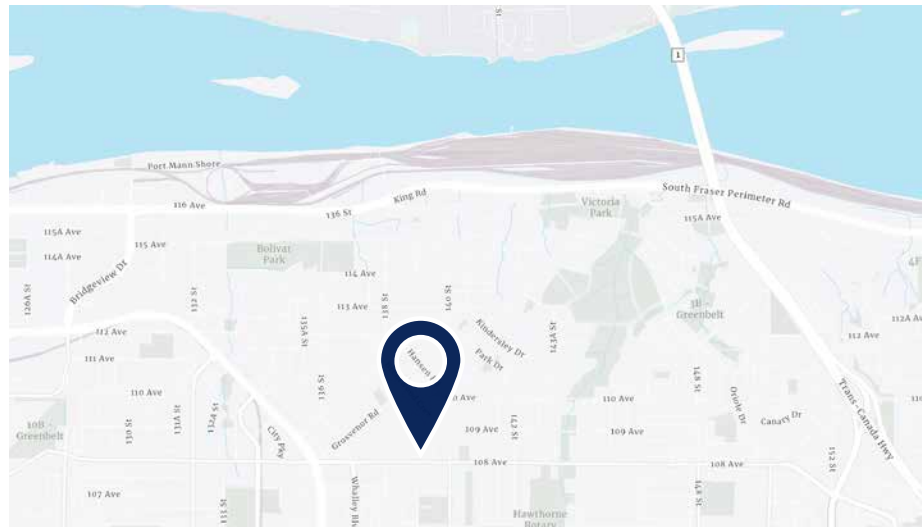
## Salient Facts

Civic Address	13905 108 Avenue, Surrey, BC
Local Description	Lot 18 except: firstly: north 33 feet (explanatory plan 14094) secondly: south 7 feet, thirdly: part subdivided by plan 78628, block "A" sections 13 and 14 blocks 5 north range 2 west New Westminster district plan 4269. PID: 010-610-227
Location:	The Property is located along 108 Avenue, west of 139A Street, within the City of Surrey Centre Plan. The Property is within a 15-minute walk to the Gateway SkyTrain Station.
Site Area*:	~ 87,555 SF (~ 2.01 Acres)
Current Zoning	PA-1 (Assembly Hall 1 Zone), which is intended for neighbourhood-scale assembly halls, including churches, private schools and childcare centres subject to the Community Care and Assisted Living Act.
Future Land Use	The Property falls within the Bolivar Heights neighbourhood plan and has been targeted for the "Low Rise Apartment." The draft plan outlines a proposed density of 2.5 FAR, which has been confirmed by the Senior Planner overlooking the Surrey Central Official Community Plan (OCP).
Assessed Value (2024)	\$14,578,000

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







# Property Location

## Connectivity and Accessibility:

The property is just a 15-minute walk from Gateway SkyTrain Station, providing direct access to Downtown Vancouver and the entire Lower Mainland. Strategically positioned near King George Boulevard and Highway 1, it offers rapid transit throughout Metro Vancouver and beyond. With quick access to the Patullo and Port Mann Bridges, travel to New Westminister, Burnaby, and surrounding areas is seamless and efficient.

## Neighbourhood Overview:

Located at Surrey's northern end, the Bolivar Heights neighbourhood offers stunning Fraser River views and a mix of housing options. Key amenities include parks, schools, and excellent connectivity via major bridges and the Gateway Skytrain. As part of Surrey's Central City OCP, it is evolving into a dynamic, multi-family residential area.

## Housing Landscape:

Bolivar Heights is experiencing transformative growth, underpinned by strong community and governmental backing, enhancing its appeal for development initiatives. The area is introducing housing specifically designed for owner-occupants, contributing to a vibrant and diverse residential expansion. Supported by the Central City OCP, this collaborative backing is shaping Bolivar Heights into an attractive hub for developers aiming to invest in a dynamic and evolving community.



**221,889**  
population 2028



**\$136,352**  
average household  
income 2028



**\$115,644**  
median household  
income 2026



# Property Aerials

North



South



West



East



# Development Potential

**Current Zoning:** PA-1 (Assembly Hall 1 Zone) which supports the development of facilities like assembly halls, churches, private schools, and child care centers.

**OCP & Local Area Plan:** Surrey City Centre | Bolivar Heights District Plan

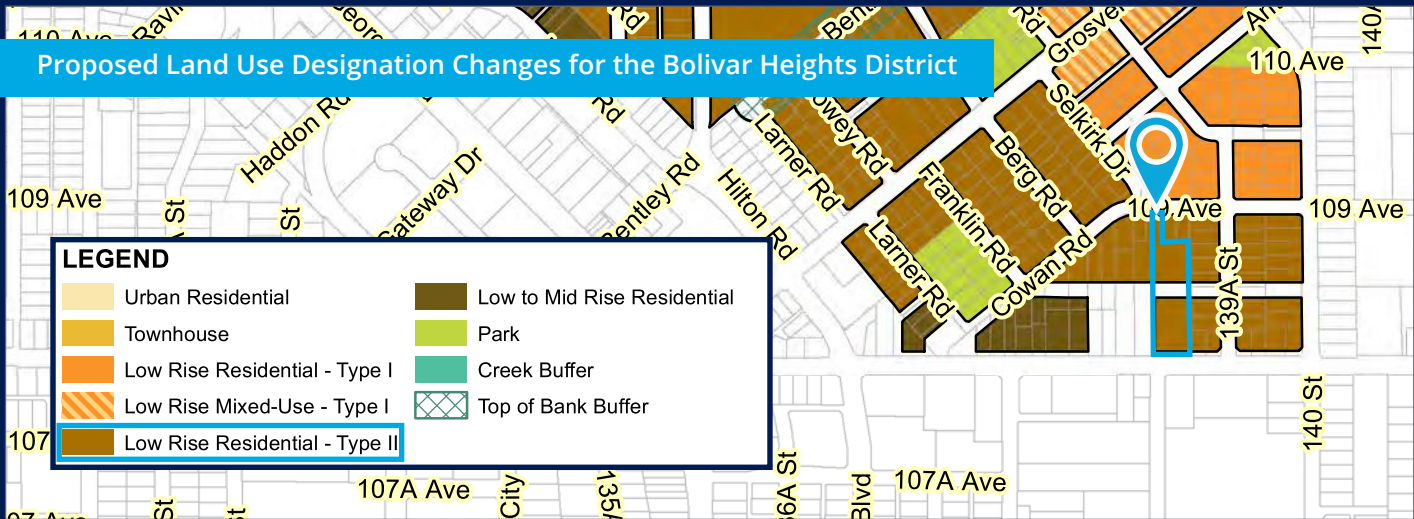
**Development Potential:** Wood Frame Strata Development

**Max Height:** 6 Storey

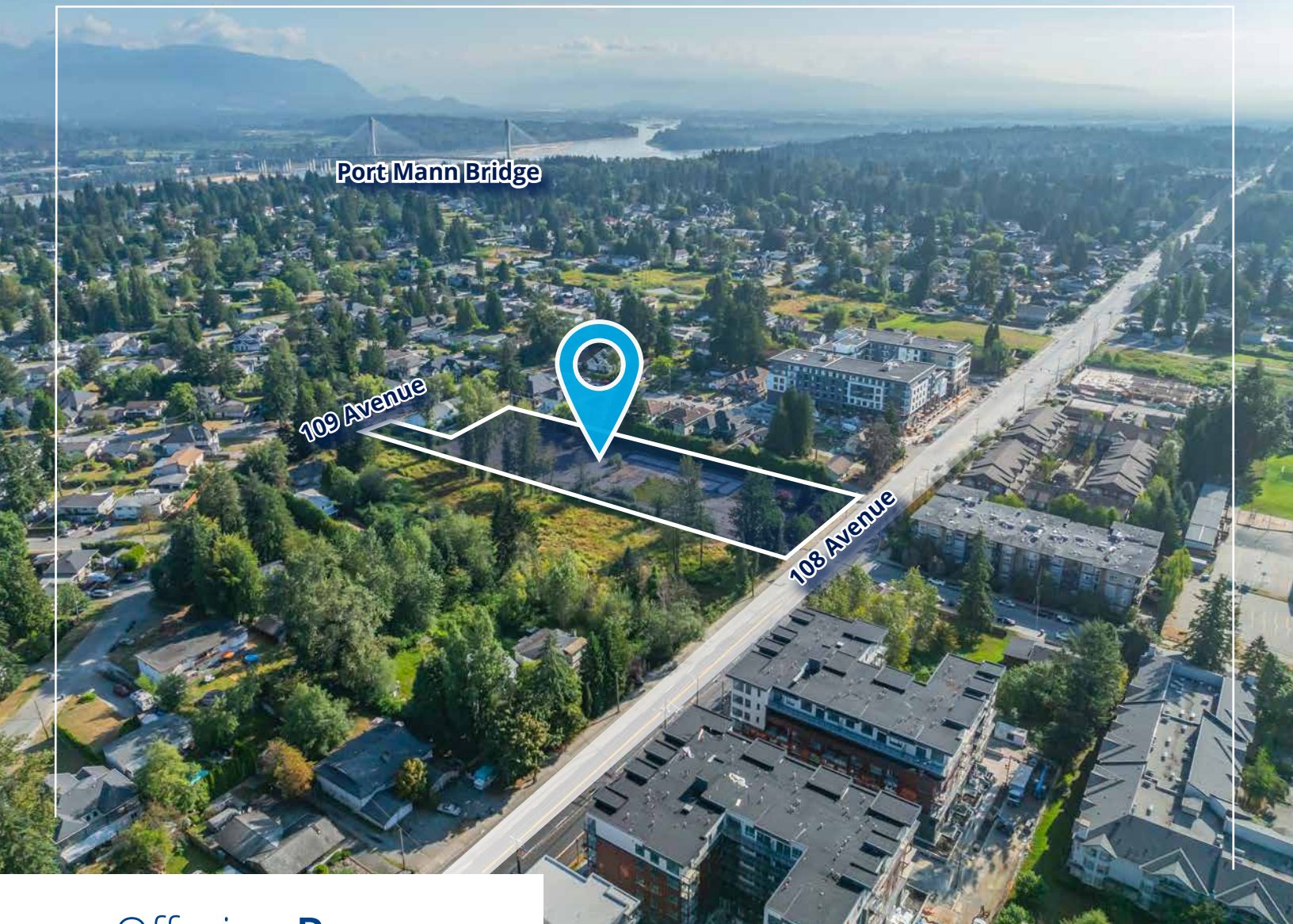
**Potential Density & Buildable SF** Up to 2.5 FSR & 218,888 BSF



## Proposed Land Use Designation Changes for the Bolivar Heights District







## Offering Process

For more details on the offering, please contact the listing brokers.

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