

**FOR SALE**

# **4.8 ACRES OF DEVELOPMENT LAND**

Designated Low Rise Mixed Use in the Anniedale - Tynehead Plan

17372 96 Ave & 9454 173A Street, Surrey, BC



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COMMERCIAL**

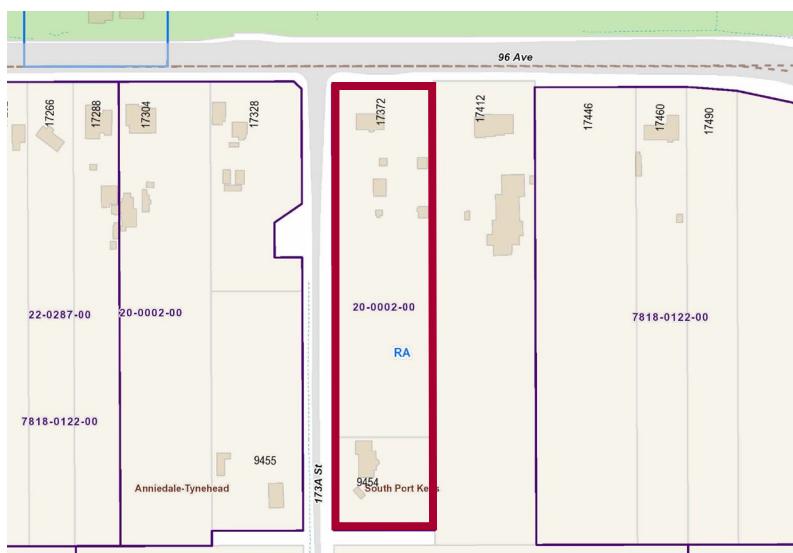


# 17372 96 AVE & 9454 173A STREET

Surrey, BC

## OPPORTUNITY

Macdonald Commercial and Re/Max Blueprint are pleased to present an exclusive opportunity to acquire a significant land development assembly located within North Surrey's Anniedale - Tynehead Plan. The offering consists of 2 properties totalling 4.8 Acres in gross size and specifically situated within the sought after "West Amendment Area" of the plan. The original land use plan developed in 2012 has recently been updated to reflect the everchanging needs for housing supply within the City of Surrey and as a result the subject site has received a much higher density than what was previously designated. The form of development envisioned in the new updated plan would allow for low rise apartments of up to six storeys in height with ground oriented commercial uses located below, servicing and catering to the needs of the residents in the area.



# PROPERTY DETAILS

## SALIENT DETAILS

### CIVIC ADDRESSES

17372 96 Avenue & 9454 173A Street,  
Surrey, BC

### LEGAL DESCRIPTIONS

LOT A SECTION 31 TOWNSHIP 8 NEW  
WESTMINSTER DISTRICT PLAN 77070  
& LOT B SECTION 31 TOWNSHIP 8 NEW  
WESTMINSTER DISTRICT PLAN 77070

### PID

010-073-442 & 010-073-485

### CURRENT ZONING

RA (One Acre Residential)

### GROSS SITE AREA

17372 96 Ave – 165,764 SF (3.80 Acres)  
9454 173A St – 43,593 SF (1.00 Acre)

**Combined – 209,357 SF (4.80 Acres)**

### 2024 LAND USE DESIGNATION

ANNIEADE-TYNEHEAD PLAN

Low Rise Mixed Use

(up to 6 storeys in height with a density of 2.2 FAR)

### PROPERTY TAXES (2023)

17372 96 Avenue - \$83,337.50  
9454 173A Street - \$13,448.09

### ASKING PRICE

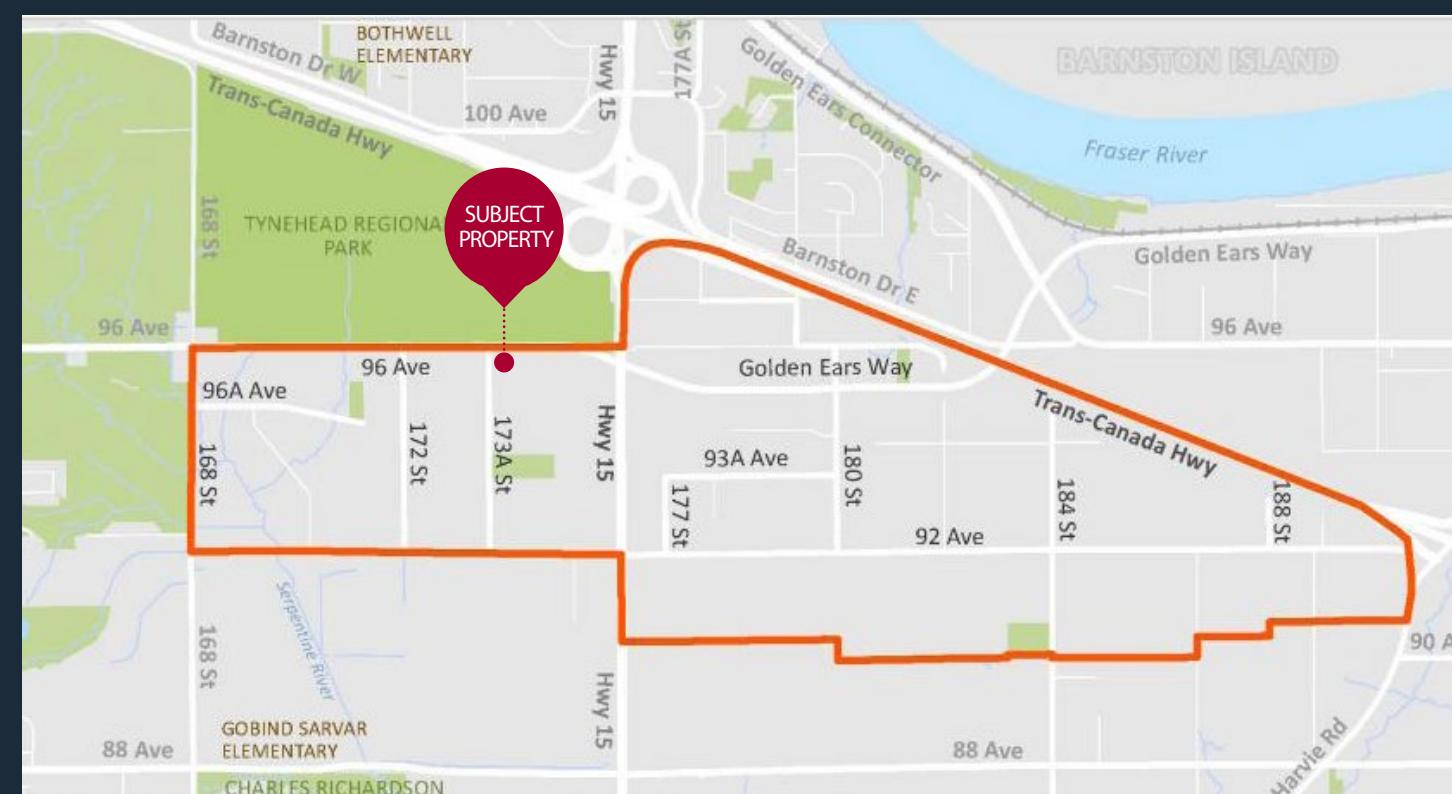
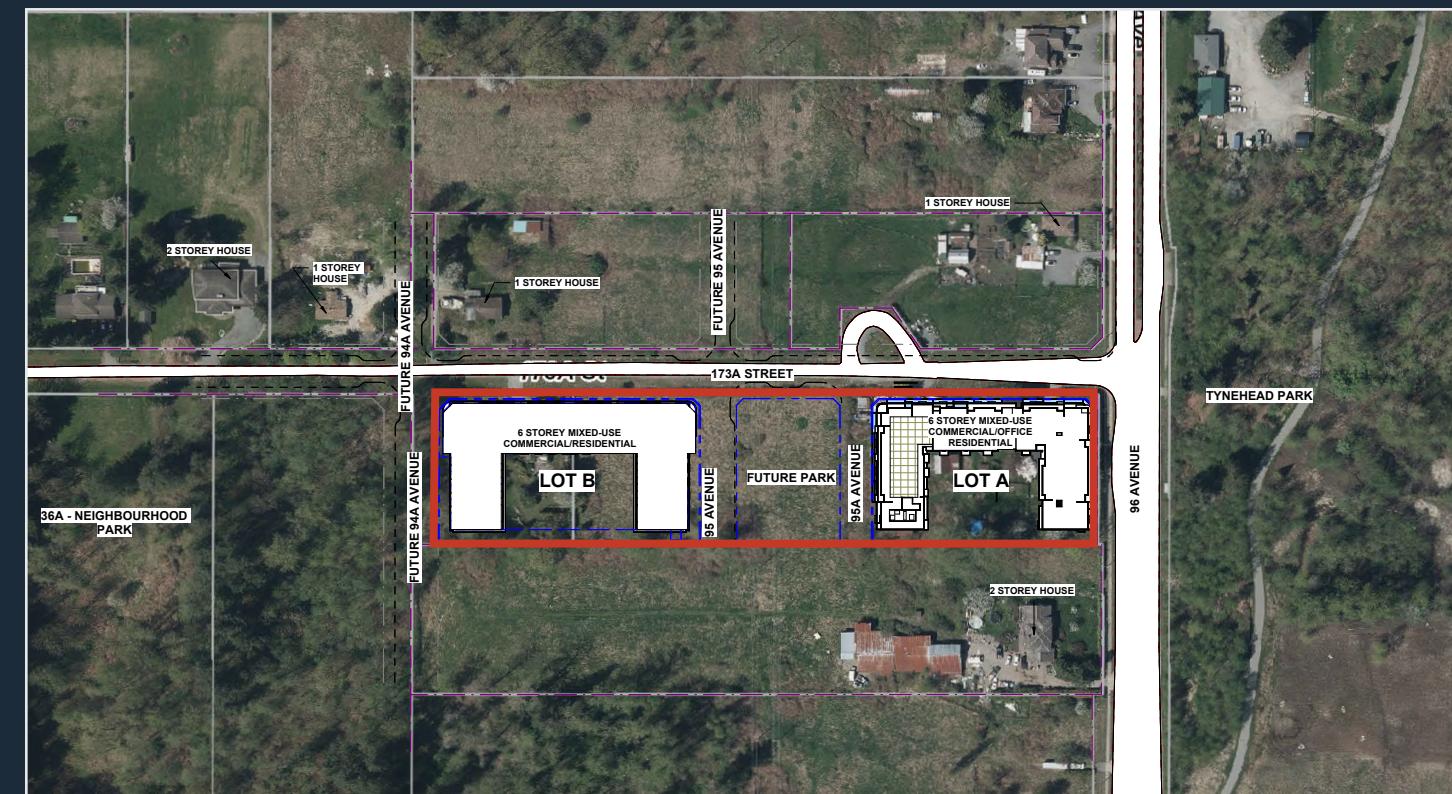
**Please contact listing agents  
for price guidance**

## LOCATION

The subject site is located on the southeast corner of 96 Avenue and 173A Street in the Anniedale - Tynehead neighbourhood of North Surrey. Located directly on 96th Avenue, one of the major east-west arterial roads servicing North Surrey, this key location is identified as the gateway to the main commercial node and planned urban village for the West Amendment Area of the plan. This central location provides ease of access to all other critical arterial routes in the area including 176 Street (Highway 15) and Highway 1 connecting to all major neighbouring municipalities. In addition to this, the amenity rich town centres and neighbourhoods of Guildford and Fleetwood are only minutes away.

## SITE DETAILS

The overall site is generally rectangular in shape with a gradual slope to the south west and no visible watercourses present (as per the City of Surrey's COSMOS GIS system). The site has almost 218 feet of frontage directly onto the 96th Avenue and approximately 960 feet of frontage on 173A Street. There is a utility right of way located near the centre of 17372 96 Ave totaling approximately .75 Acres. Total gross area of the site is 209,357 Square Feet or 4.80 Acres.



# DEVELOPMENT POTENTIAL

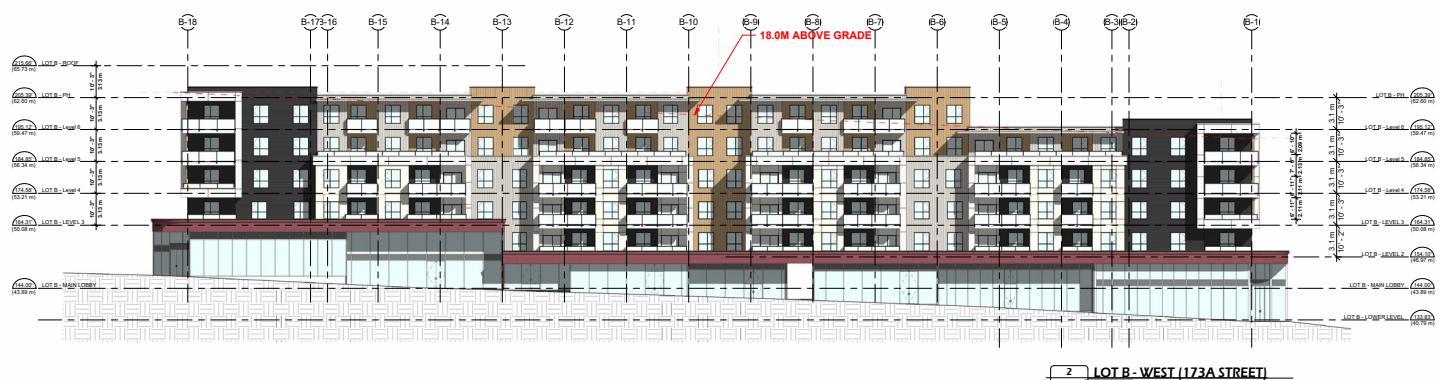
## OFFERING PROCESS & AVAILABLE DOCUMENTATION

Please contact the listing agents for access to the Data Room for information including;

- » Preliminary Architectural Drawings
- » Topographic Survey
- » Updated 2024 draft Anniedale Tynnehead Land Use Plan
- » Tax Reports

Data Room access will be provided to qualified parties after execution of a Confidentiality Agreement.

[Click here for Data Room](#)



Renderings copyrighted by Atelier Pacific Architectural Inc.

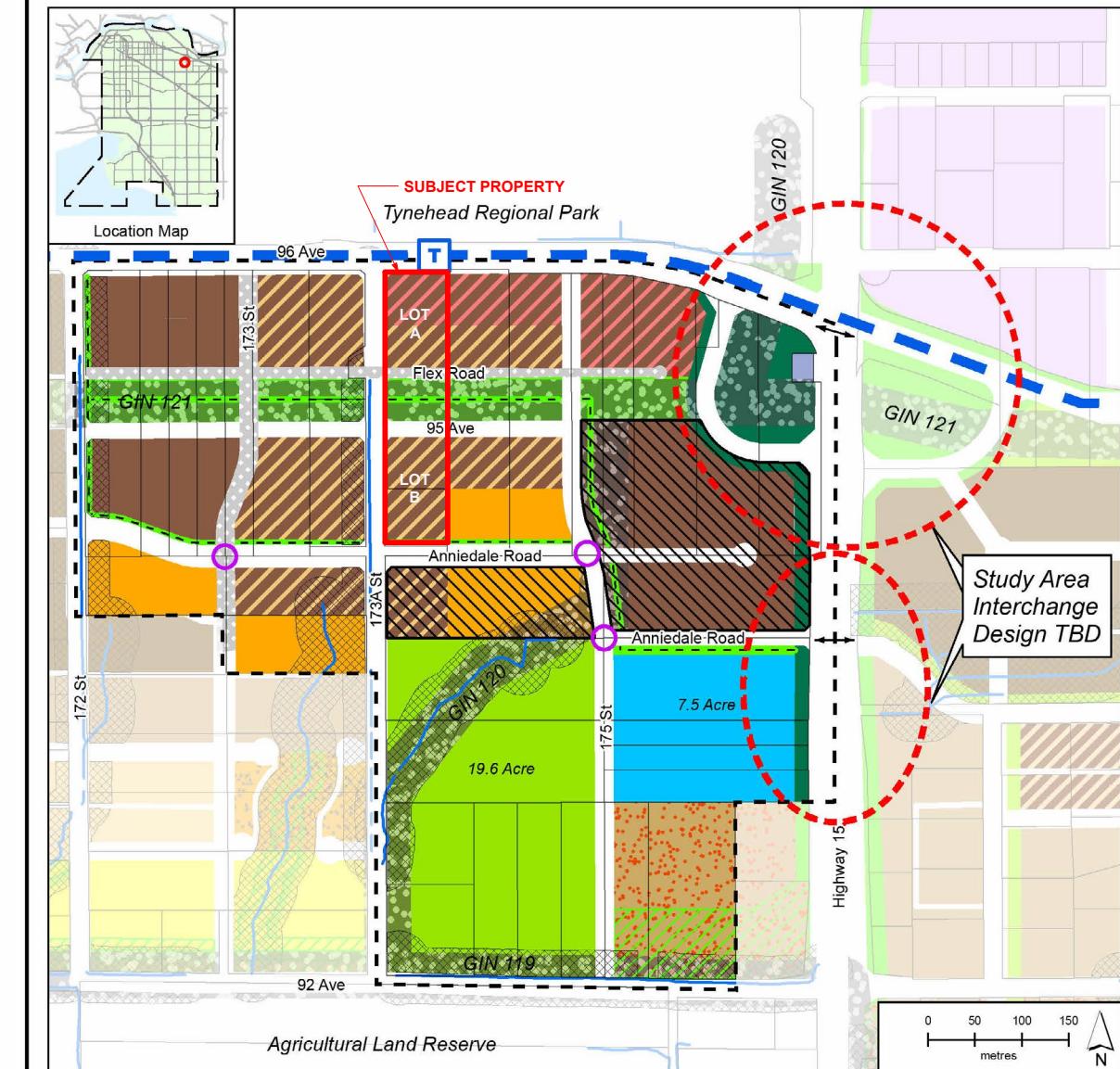
The subject properties are designated as "Low Rise Mixed Use" under the new 2024 Anniedale - Tynnehead draft Land Use Plan. This designation allows for low rise apartments and ground-oriented commercial uses at grade with a focus on shops and services that cater to residents living in the area. The proposed building form would allow for buildings of up to 6 storeys in height and a density of 2.2 FAR inclusive of ground-oriented commercial. Conceptual architectural drawings created for the site show the site being developed into two separate lots with a biodiversity corridor/greenspace located on the utility right of way that separates the two future lots from each other. The proposed development consists of two separate six storey buildings on each lot with commercial at street level with apartments above and underground parking provided below grade. The density proposed for the entire development is approximately 376,000 square feet.

Construction of a sanitary pump station is currently underway and a previously completed sanitary trunk sewer force main and feeder water main will make the West Amendment Area serviceable and ready for development in the very near future.

*(A formal application has yet to be submitted)*

## APPENDIX "I"

### Stage 1 Land Use Concept - West Amendment Area



#### LEGEND

|                                |                        |
|--------------------------------|------------------------|
| Low Rise Residential - Type I  | Park                   |
| Low Rise Residential - Type II | Multi Use Trails       |
| High-Density Cluster           | Green Density Transfer |
| Low Rise Employment            | Landscape Buffer       |
| Low Rise Mixed-Use             | Utility Buffer         |
|                                | GIN Corridors          |
|                                | Riparian Buffer        |
|                                | Sensitive Stream       |
|                                | Amendment Boundary     |
|                                | Major Transit Network  |
|                                | Overpass               |
|                                | Roundabouts            |
|                                | Lots                   |



Land Use Concept

Planning & Development Department

Document Path: V:\Policy&Long Range\GIS\_ANALYSIS\ANNIEDALE\_TYNEHEAD\_NCP\Anniedale\_Tynnehead\_Update\_2023\West Amendment Area\Stage 1 Land Use Concept (July 12 2023).mxd

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NOTE: FROM CITY OF SURREY CORPORATE REPORT NO R193, NOVEMBER 20, 2023

## FOR MORE INFORMATION CONTACT:

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