

Kwantlen Polytechnic
University (KPU)

~31,000 SF Site to be Subdivided
(Approximate)

60 Avenue

Subject Site

FOR SALE

Infill Development Site within Surrey's West Newton
Neighbourhood. Buyer to subdivide and rezone.

13020 60 Avenue, Surrey, BC

Asking Price:
\$5,500,000

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Colliers

Highlights

- ~31,000 SF (approximate) site, yet to be subdivided in Surrey's West Newton Neighbourhood.
- Potential for single-family or townhouse development based on the Official Community Plan (OCP), to be subdivided by the buyer.
- ~168 feet (approximate) of frontage on 60th Avenue.
- Good demand for single-family housing in the area.
- Close to a variety of retail options and amenities, including Newton Town Centre, Newton Recreation Centre, Kwantlen Polytechnic University (KPU) and several schools.
- Buyer to fund all the costs for rezoning, subdivision, and other associated costs.

Newton Town Centre
Newton Recreation Centre

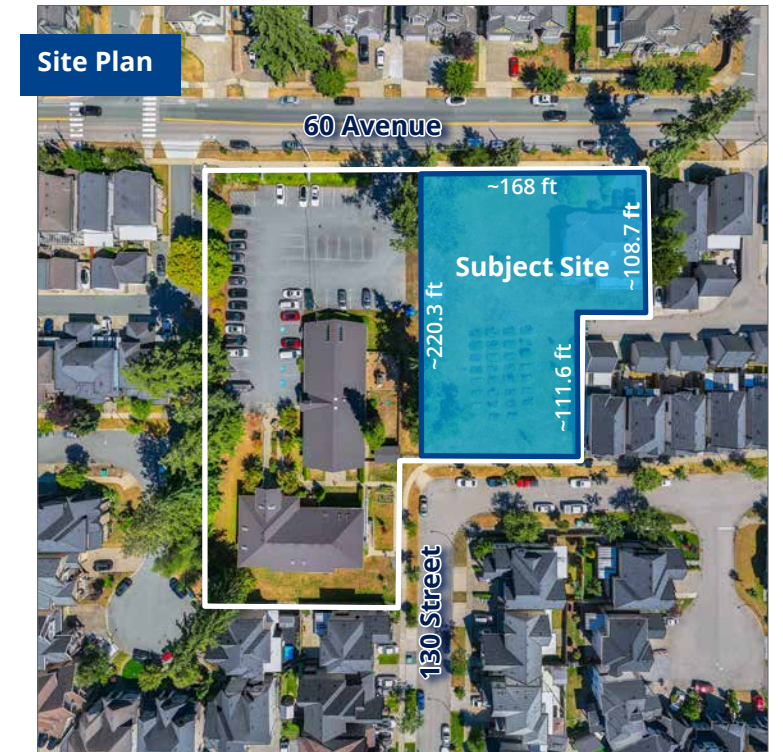
Panorama Ridge
Secondary School



Salient Facts

Civic Address	13020 60 Avenue, Surrey
PID	028-973-755
Parent Site Size*	~1.94 Acres (Approximate - shown in white in the site plan)
Proposed Subdivision Site Size*	~31,000 SF (approximate) gross area — to be subdivided by the Buyer (shown in blue in site plan)
Proposed Subdivision Frontage*	~168 feet (approximate) on 60th Avenue
Current Improvement	Currently improved with a single, stand-alone residential home.
Current Zoning	Comprehensive Development Zone This Comprehensive Development Zone is intended to accommodate and regulate the development of neighbourhood-scale assembly halls, including churches, private schools, and childcare centres.
Official Community Plan (OCP)	The Official Community Plan designates the site as URBAN, which permits low and medium-density residential neighbourhoods. Residential uses within this designation may include a range of forms such as detached, semi-detached houses as well as ground-oriented attached housing, including townhouses and row houses.
Proposed Subdivision Site Description	Yet-to-be-subdivided portion of the parent parcel along 60 Avenue – currently improved with a residential home on a ~31,000-SF lot (approximate). The buyer will be responsible for all costs related to rezoning, subdivision, and other associated expenses.

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



White Rock



Offering Process

The Property is being offered on an “as is” basis and Offers will be reviewed “as and when presented”.

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