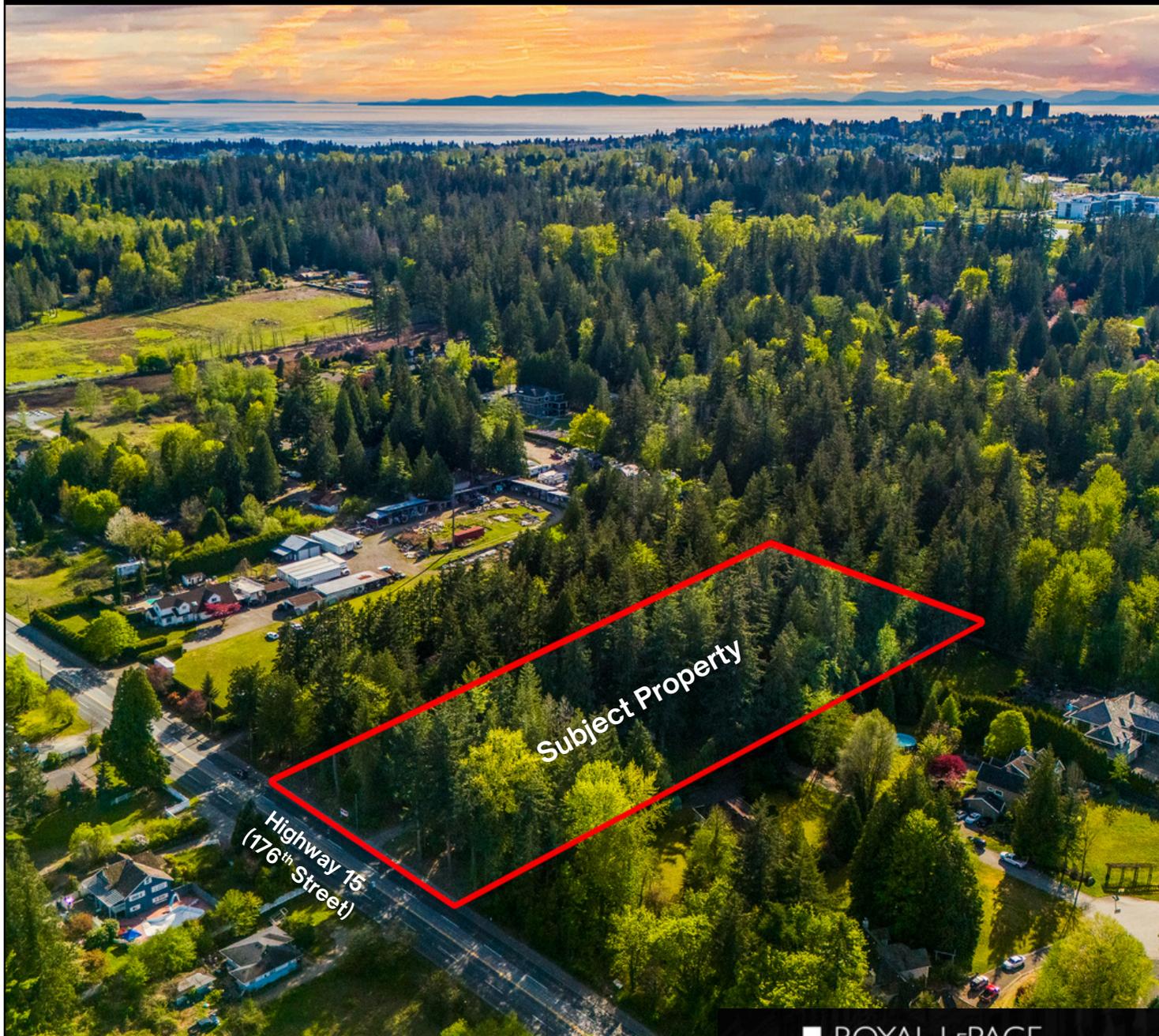


2727 176 Street

South Surrey, British Columbia, V3Z 9V4

FOR SALE: 2.23 ACRE SITE WITH DEVELOPMENT POTENTIAL IN GRANDVIEW AREA 5



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ROYAL LEPAGE
COMMERCIAL

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Property Overview

Royal LePage is pleased to present the unique opportunity to acquire 2.23 acres in South Surrey's highly desirable Grandview Heights.

Located along 176 Street, the site offers excellent visibility, convenient access, and strong transportation links via Highway 15, Highway 99, and to the US border. Positioned in a rapidly growing corridor, this site presents exceptional development potential.

Salient Details

Civic Address	2727 176 Street, Surrey, BC, V3Z 9V4
PID	001-159-712
Legal Description	SECTION 19 TOWNSHIP 7 PLAN NWP10817 NWD LOT N1/2 2, EXCEPT PLAN GAZETT 16/05/85, & R/W 84545.
Site Area	2.233 Acres of Flat Land 97,290 sq.ft
Current Zoning	RA: Acreage Residential Zone
School Catchment	Pacific Heights Elementary Grandview Heights Secondary
Holding Income	• 3580 sqft rancher 3 bed, 2 bath
Asking Price	\$6,690,000

Location

The property is located in South Surrey's vibrant and evolving Grandview Heights neighbourhood, where modern amenities meet natural beauty. The sought-after area benefits from strong population growth, rising housing demand, and significant infrastructure investment. With excellent access to shopping, top schools, parks, and recreation, it stands out as a prime location for redevelopment or investment.



*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 community for families, professionals, and retirees alike.

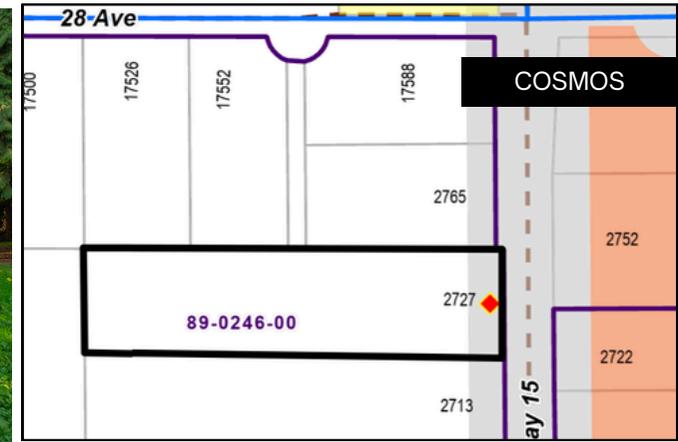
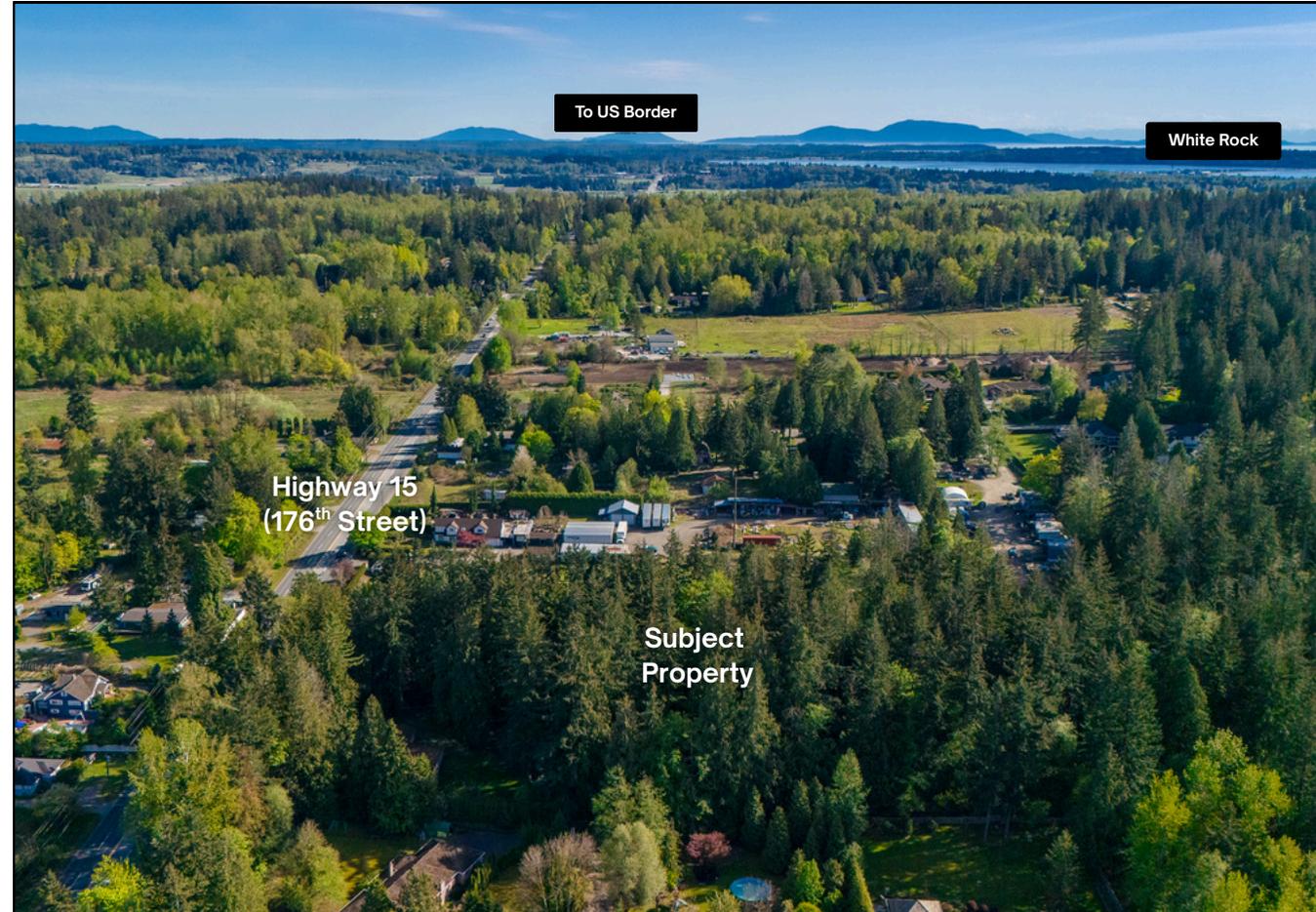
Nearby Amenities

Grandview Corners and The Shops at Morgan Crossing close-by offer grocery stores, restaurants, fitness, and everyday services in a walkable retail setting. Pacific Heights 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 property is ideally situated just minutes from major transportation corridors, offering strong regional connectivity.

- *Proximity to Major Thoroughfares:* The site provides efficient access being located along 176 Street (Highway 15) and minutes from 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:* The property benefits from TransLink Route 531 stopping directly at 24 Av and 176 St, steps from the site. Additional routes are available a short drive away at South Surrey Park & Ride and White Rock Centre. TransLink's proposed Bus Rapid Transit (BRT) along King George Boulevard is expected to stop near 24 Avenue, providing a direct link to Surrey Central SkyTrain for rapid access across Metro Vancouver.



Future Development

Grandview Heights - NCP Area 5

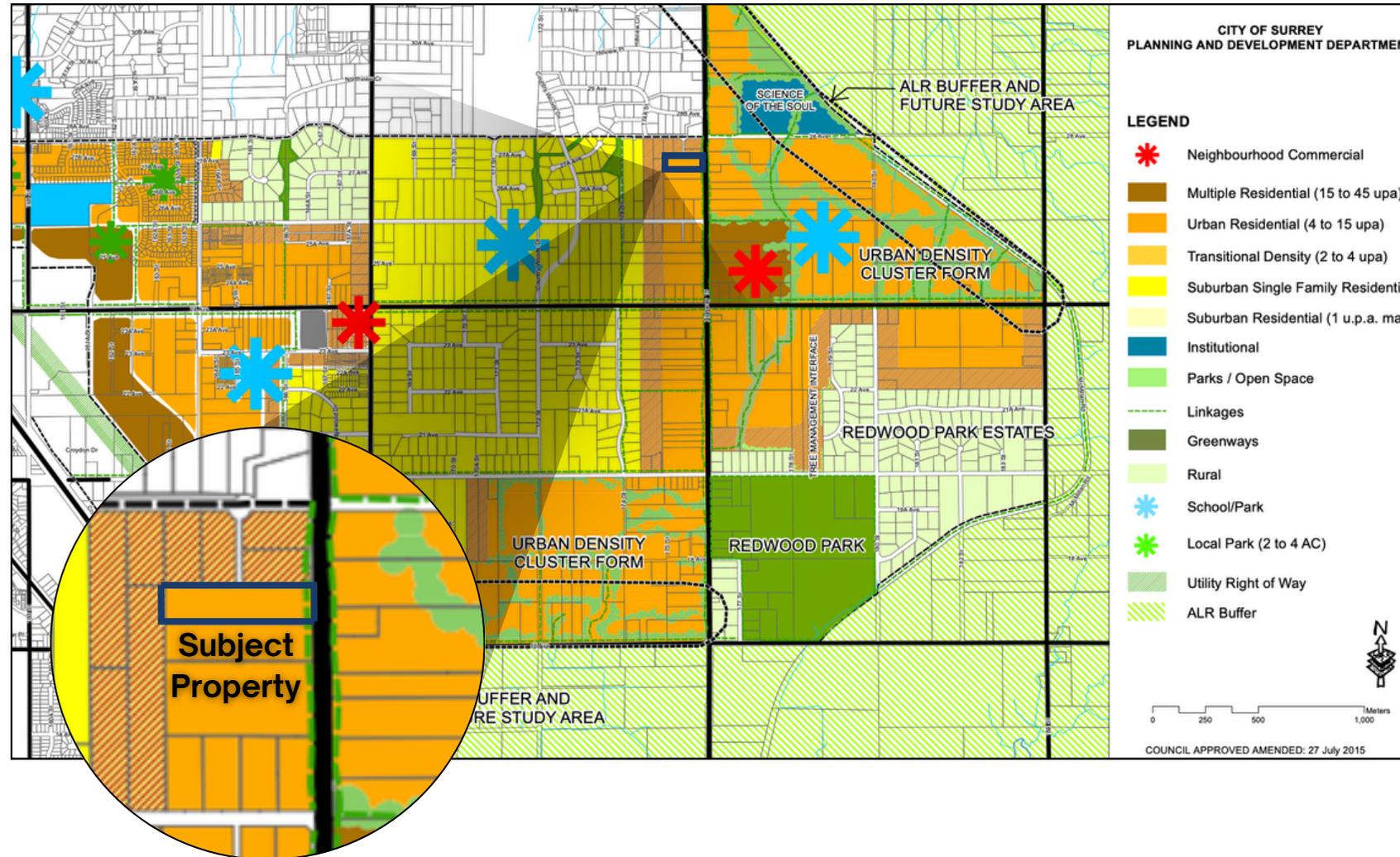
The area surrounding the properties is primed for substantial growth, supported by Surrey's Official Community Plan (OCP) and the Grandview Heights General Land Use Plan (GLUP).

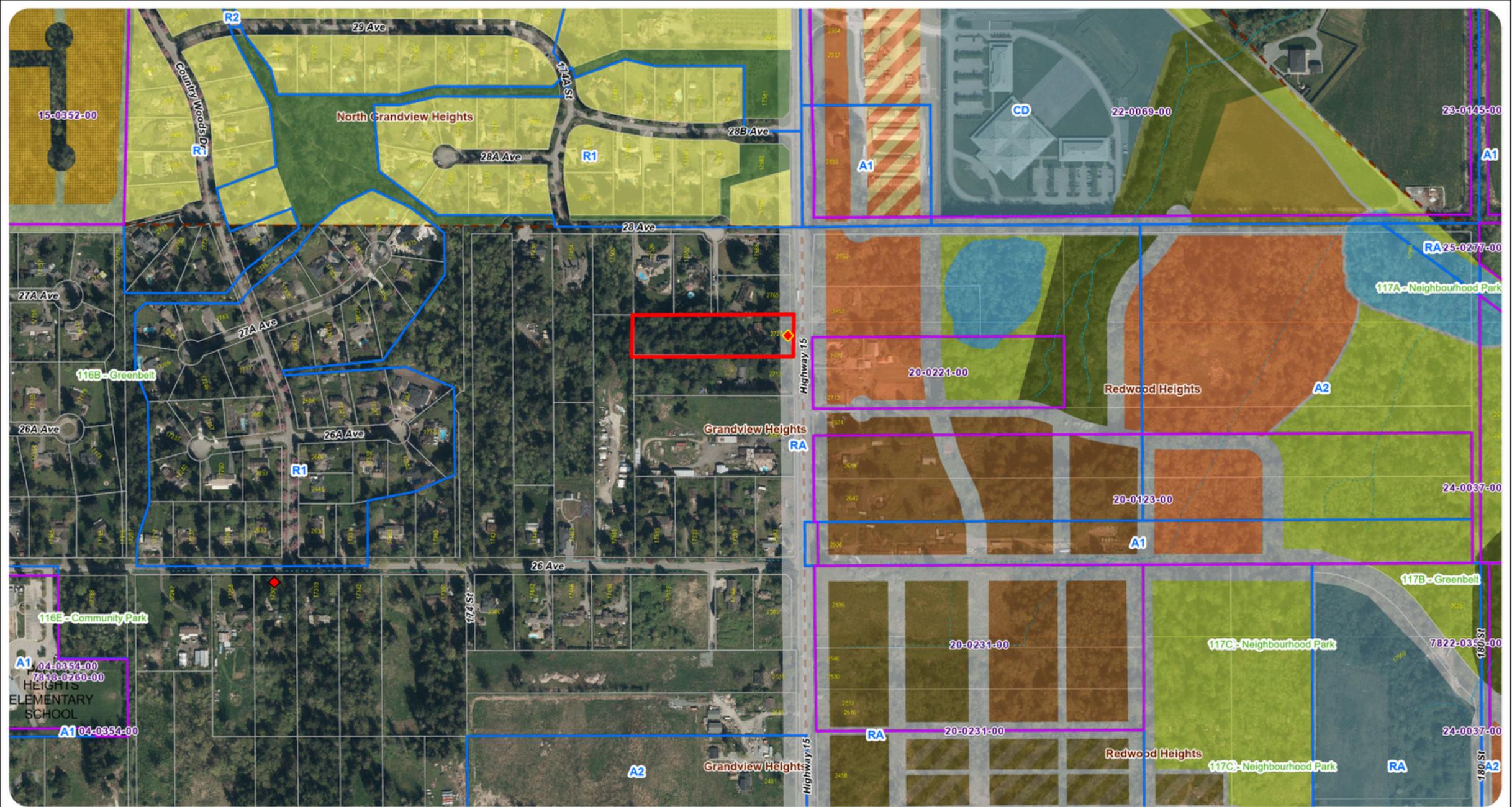
Within this framework, Grandview Heights Area 5 is in the early stages of moving to initiate a Neighbourhood Concept Plan (NCP) as part of the City's continued commitment to structured, sustainable development.

As planning progresses and the vision for Area 5 becomes more defined, acquisition of 2727 176 Street offers an 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

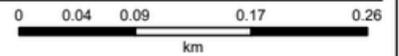




2727 176th Street, Surrey, BC

Scale: 1:4,226

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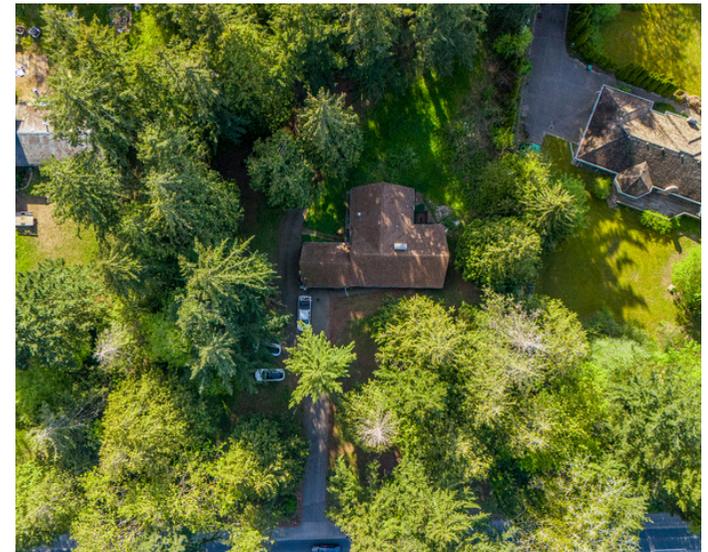
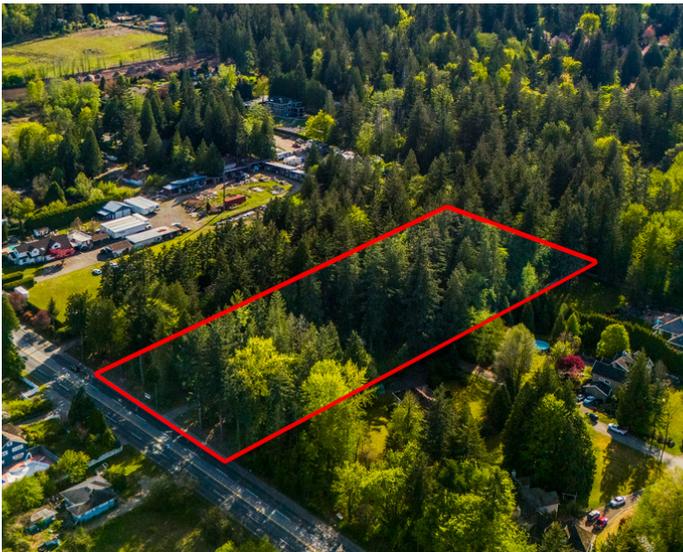


Map created on: 2026-02-18

For Sale
2727 176 Street

Development/Investment Opportunity

Property Photo Gallery



Neighbourhood Photo Gallery





Offering Process

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

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