

FOR SALE

LONDON
PACIFIC



SURREY CITY CENTRE

3RD READING NOV 2022

THIRD READING CONDOMINIUM OPPORTUNITY

9470-9492 134 Street, Surrey

Isaac Foord PREC*
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6-STOREY APARTMENT DEVELOPMENT OPPORTUNITY

134 St & 95 Avenue, Surrey City Centre

Exceptional opportunity to acquire a Third Reading development site in the heart of Surrey's City Centre:

- > 45,515 SQFT site in the Surrey City Centre Medical District
- > Architectural plans for a 152 unit condominium development
- > Conveniently located within walking distance to Surrey Memorial Hospital, King George SkyTrain Station, and Holland Park



Prospective Purchasers are invited to submit offers through [London Pacific](#) on the Vendor's preferred form of offer.



Address

9470-9492 134 Street, Surrey

PIDs

002-416-042

000-513-172

005-437-504

005-437-547

Neighbourhood

Surrey City Centre

Gross Buildable Area

114,101 SQFT

Built Form

6-Storey Residential

Status

Third Reading expected in
November 2022

Price

Contact Agent

THE OPPORTUNITY

OVERVIEW

This offering presents a unique opportunity to acquire a rare 1.05 acre development site in one of the most desirable quadrants of Surrey's City Centre. Within walking distance of rapid public transportation and the Surrey Memorial Hospital, the property serves as a high demand location for the development of 152 residential condominium units.

The site is expected to receive Third Reading approval for the development on November 14th, 2022.

UNIT MIX

1-bed	104 units
1-bed & den	5 units
2-beds	24 units
2-beds & den	13 units
Studio	6 units

Total = 152 Units



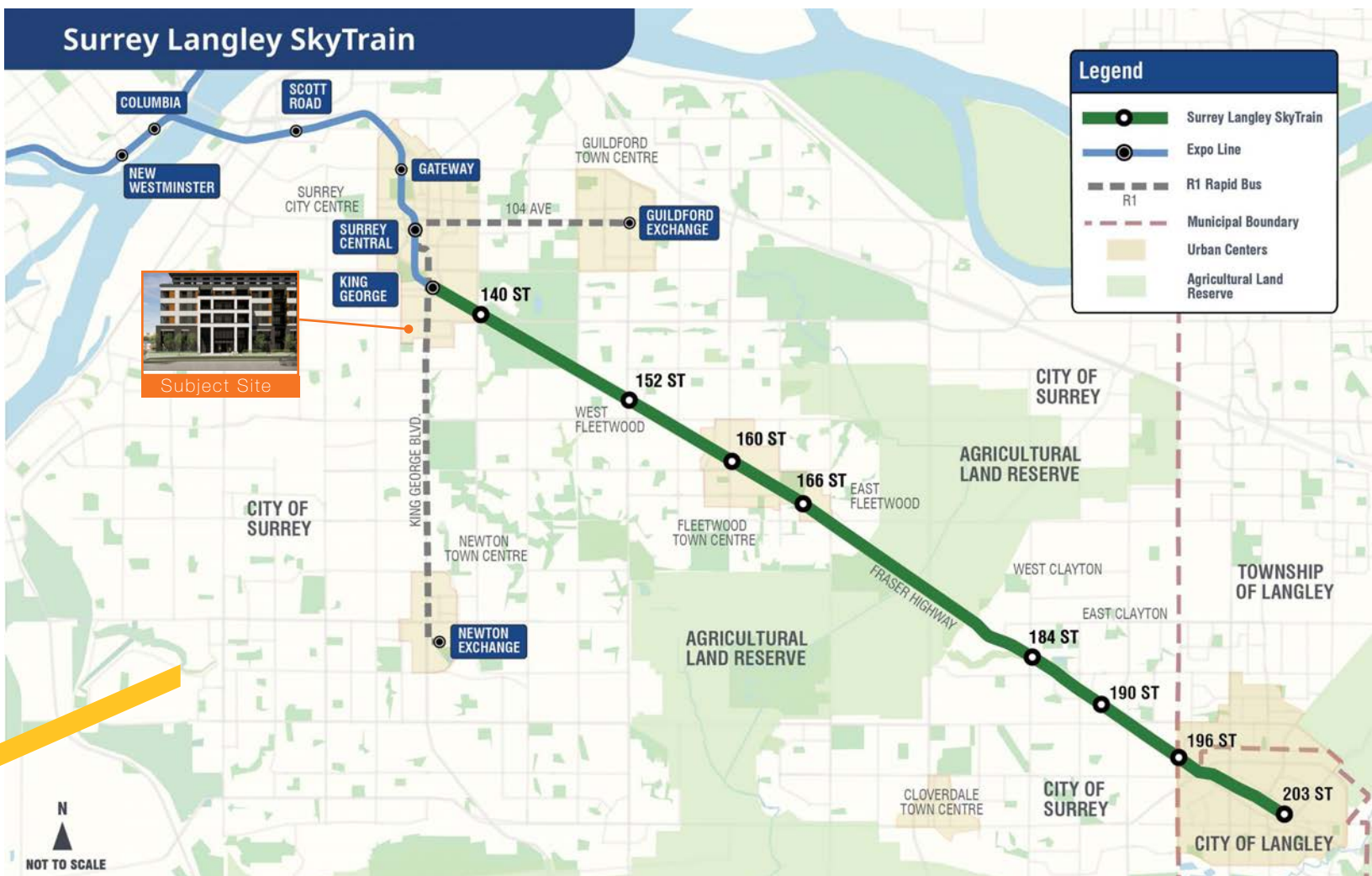
King George Station

THE OPPORTUNITY

LOCATION

The Subject Property is located in the rapidly developing neighbourhood of Surrey City Centre. Within 400 meters of Surrey Memorial Hospital, and 800 meters of King George SkyTrain Station, situated on the South-East corner of 134 Street and 95 Avenue.

Projected to be the most populated city in British Columbia by 2041, the approximately 1,000 new monthly residents in Surrey help drive the housing demand in this area demonstrating the need for further housing developments.





NEIGHBOURHOOD

SURREY CITY CENTRE

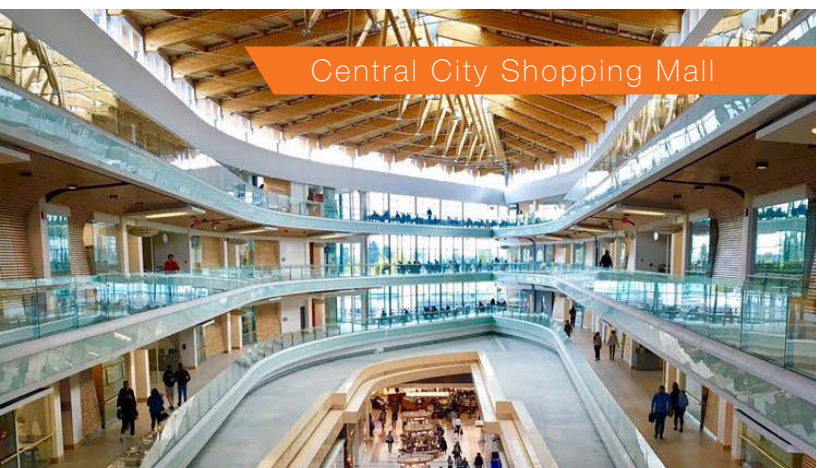
The City Centre plan area is in North Surrey where three major transit corridors come together: King George Boulevard, Fraser Highway and 104 Avenue. It encompasses approximately 570 hectares, making it comparable in size to Vancouver's downtown peninsula (excluding Stanley Park). The boundaries extend from approximately 93A Avenue in the south to 112 Avenue in the north, and from 132nd Street to 140th Street, west to east."



Surrey Public Library



SFU Surrey Campus



Central City Shopping Mall



Surrey Fusuin Festival

LONDON PACIFIC

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