

FOR SALE



MULTI-FAMILY DEVELOPMENT SITE

SHOVEL READY 6-STOREY WOODFRAME

14458 – 14478 105A Avenue, Surrey, British Columbia

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OPPORTUNITY SUMMARY

London Pacific is pleased to present this exclusive permit-ready development opportunity at 14458–14478 105A Avenue in Surrey, BC. Backed by a complete Issued-for-Tender drawing set, a clean Phase I ESA, and BC Energy Step Code 3 achieved at 41% below allowable targets, this site offers an acquiring developer a dramatically de-risked path to construction. The vendor will consider all offers, including LOIs and PSA forms, submitted through London Pacific.



ARCHITECTURAL RENDERING | DF Architecture Inc.



AERIAL SITE VIEW — 105A AVE & 144 ST, SURREY BC

118 UNITS

Residential Suites

92,592 SF

Gross Buildable Area

NEAR BP

Permit-Ready

0.85 ACRES

3,420 m² Site Area

OPPORTUNITY OVERVIEW

This offering represents a rare chance to acquire a fully permit-ready, 6-storey wood-frame residential development in one of Metro Vancouver's highest-growth communities. The consolidated 0.85-acre site at 105A Avenue and 144th Street is backed by a complete Issued-for-Tender drawing package — no consultant re-procurement or redesign required.

Surrey is Canada's fastest-growing major city and the second-largest city in British Columbia by population. The subject site sits within a neighbourhood actively transitioning from single-family to mid-rise residential, with strong municipal support for RM-135 form-based densification. The project's CD zoning basis aligns directly with this growth mandate.

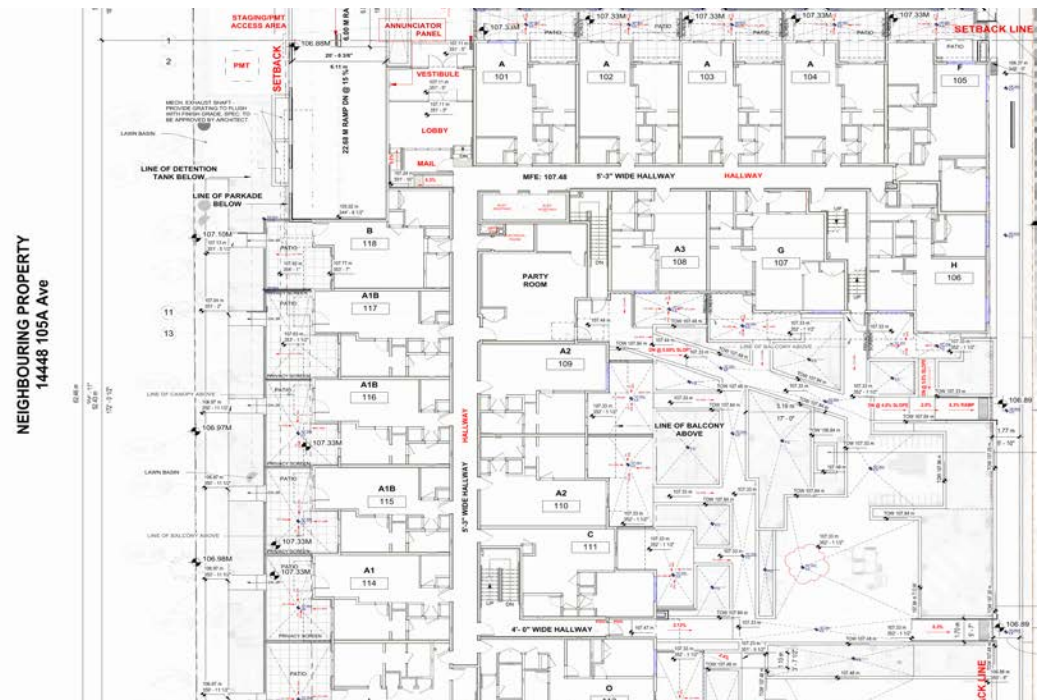
The site carries a clean Phase I environmental record (no APECs identified by Envirochem, Nov 2024) and a completed geotechnical investigation with foundation soil capacity confirmed. BC Energy Step Code 3 is achieved with a TEDI of 17.8 versus the allowable target of 30.0, which is 41% below the limit.

SALIENT FACTS

Address	14458 – 14478 105A Avenue, Surrey BC
Neighbourhood	Guildford, City of Surrey
Existing Zoning	RF – Single Family Residential
Proposed Zoning	CD Based on RM-135
Gross Site Area	0.85 Acres / 3,420 m²
Gross Buildable Area	92,592 sq.ft. / 8,600 m²
Net Saleable Area	76,527 sq.ft.
Unit Count	118 Residential Suites
FAR	2.42
Parking	~150 Stalls – 2 Levels Underground
Project Status	IFT Complete — Near Permit-Ready



SITE LOCATION — AERIAL VIEW



SITE PLAN — LEVEL 1 | DF Architecture Inc.

LONDON PACIFIC

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