

6-STOREY APARTMENT DEVELOPMENT OPPORTUNITY

14447 -14475 104A AVENUE
SURREY BC

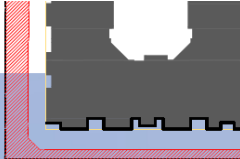
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PACIFIC**

DEVELOPMENT OPPORTUNITY

14447, 14455, 14465 & 14475 104A AVENUE, SURREY

Exceptional opportunity to acquire a Third Reading development site neighbouring Hawthorne Park in the Guildford Town Centre along 104 Avenue.

- » 44,111 SQFT site in Guildford Town Centre – 104 Avenue Corridor
- » Architectural plans for a 158-unit condominium development with 111,247 square feet of buildable area.
- » Conveniently located within walking distance to Hawthorne Park and in close proximity to Guildford Town Shopping Centre.



104 AVE

1 SOUTH ELEVATION
Scale: 1/16"=1'-0"

6-STOREY DEVELOPMENT SITE

OVERVIEW

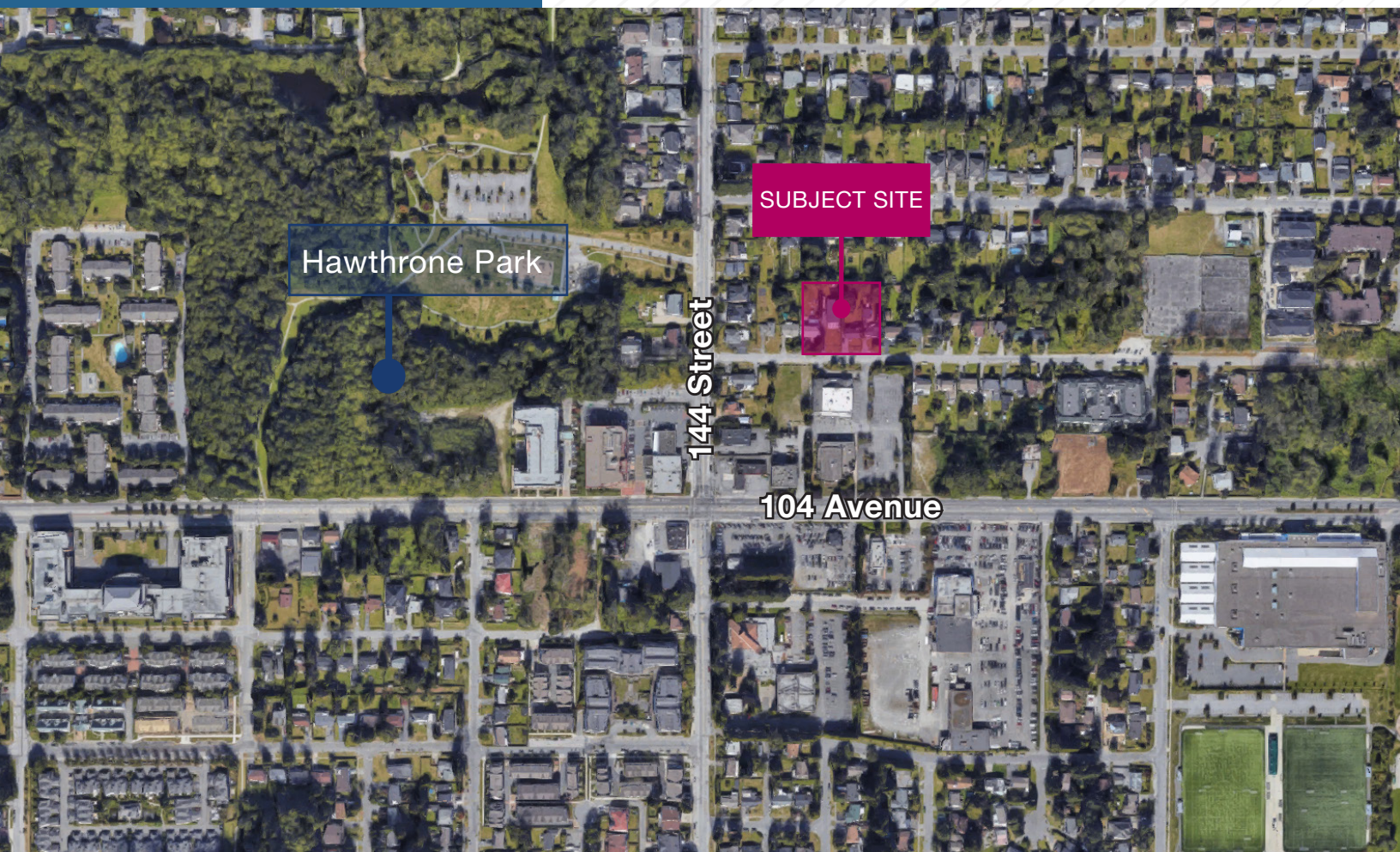
This offering presents a unique opportunity to acquire a 44,111 SQFT development site along 104 Avenue which is designated as a future rapid transit corridor. Within walking distance to Hawthorne Park, and rapid public transportation, and near Guildford Town Shopping Centre, the site serves as a high demand location for the development of 158 residential condominium units.

Unit Mix

- » 1 Bed - 83 Units
- » 1 Bed + Den - 20 Units
- » 2 Bed - 49 Units
- » Studio - 6 Units

Property Information

Address:	14447, 14455, 14465, 14475 104A Avenue, Surrey
PID:	001-691-023, 010-025-111, 009-766-081, 010-025-146
Neighbourhood	Guildford Town Centre
Gross Buildable Area:	111,247 Sqft
Built Form	6-Storey Residential
Status	Third Reading anticipated in February 2024
Price:	Contact Agent



SITE LOCATION

Located near Guildford Town Centre Neighbourhood

The subject property is located in the fast-growing Guildford Town Centre neighborhood, close to Hawthorne Park and rapid public transportation. Guildford Town Centre has been an important community and cultural centre in North Surrey. Focused around the Guildford shopping mall, this town centre serves as a central commercial hub for the city. With Surrey projected to become British Columbia's most populous city by 2041, the demand for housing in this area is on the rise, demonstrating the need for further housing developments.



Guildford Recreation Center



Guildford Town Center



Hawthorne Park

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