

# LONDON PACIFIC



## 5-STOREY APARTMENT DEVELOPMENT OPPORTUNITY

15336 - 15360 101A AVENUE  
SURREY, BC

# 01 DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present an exceptional opportunity to acquire a Third Reading Approved development site located in the Guildford Plan in Surrey.

- » 33,999 SQFT site in Surrey
- » Architectural plans for a 101-unit condominium with 2 levels of underground parking
- » Conveniently located within walking distance of Guildford Town Centre and a variety of neighbourhood amenities.

## SALIENT FACTS

Gross Site Area:  
33,999 Sqft

Gross Buildable Area:  
85,311 Sqft

Net Saleable Area:  
71,475 Sqft

## Unit Mix:

1 - Bedroom:  
13 Units

3 - Bedroom:  
10 Units

1 - Bedroom + Den:  
43 Units

Studio:  
13 Units

2 - Bedroom:  
22 Units

Total Units:  
101 Units





# 02 DEVELOPMENT OVERVIEW

This offering presents a rare opportunity to acquire a 33,999 SQFT development site located in Surrey. Within walking distance of Guildford Town Centre, and Guildford Exchange, the site serves as a high demand location for the development of 101-unit condominium project. Surrey's projected rise to become British Columbia's most populous city by 2041, underscores the growing need for housing in this area. This development site presents an excellent opportunity to capitalize on that demand.

## Property Information

Address:	15336, 15346, 15356 & 15360 101A Ave
PID:	003-394-786, 010-273-824, 010-273-816 & 000-725-897
Neighbourhood	Guildford
Gross Site Area:	± 33,999 SQFT
Built Form:	5-Storey Residential 2 Levels Underground Parking
Status:	Third Reading Approved
Price	Contact Agent





# 03 SITE LOCATION

The subject site is located in the heart of Guildford's thriving community, enjoying exceptional access and a vibrant atmosphere. Within walking distance of Guildford Town Centre, offering a diverse selection of shops, restaurants, and entertainment options. This established town centre has served as a cultural and commercial anchor for North Surrey for many years. Additionally, the subject site is conveniently located near Guildford Recreation Centre and Guildford Exchange with easy access to Trans-Canada Highway.

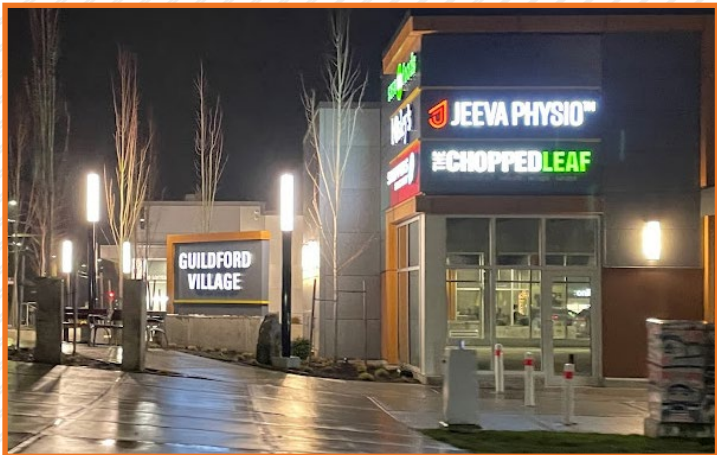
Guildford Town Centre



Surrey-Langley Skytrain



Guildford Village



Guildford Recreation Centre



## ISAAC FOORD \*PREC

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Associate Vice President, Development Land & Investment  
778.875.6996  
isaac@londonpacific.ca

## BLAIR STEWART \*PREC

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Senior Associate, Development Land & Investment  
604.317.1363  
bstewart@londonpacific.ca

## LUCAS CHAVEZ

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Sales Representative, Development Land & Investment  
236.558.4480  
lucas@londonpacific.ca

# LONDON PACIFIC

London Pacific Property Agents Inc. | T 604 420 2600 F 604 420 2206 | [londonpacific.ca](http://londonpacific.ca)

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