

FOR SALE

24 Ave

24 Ave

SUBJECT

176 St/Hwy 15

20 Ave

FUTURE DEVELOPMENT SITE

AREA:

Grandview Area 5

ADDRESS:

2355 176 St.,
Surrey, BC

SIZE:

4.963 Acres

PRICE:

\$18,500,000 (\$3.72M/Acre)



VARING
MARKETING GROUP

HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

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(CENTRAL VALLEY) LTD.**

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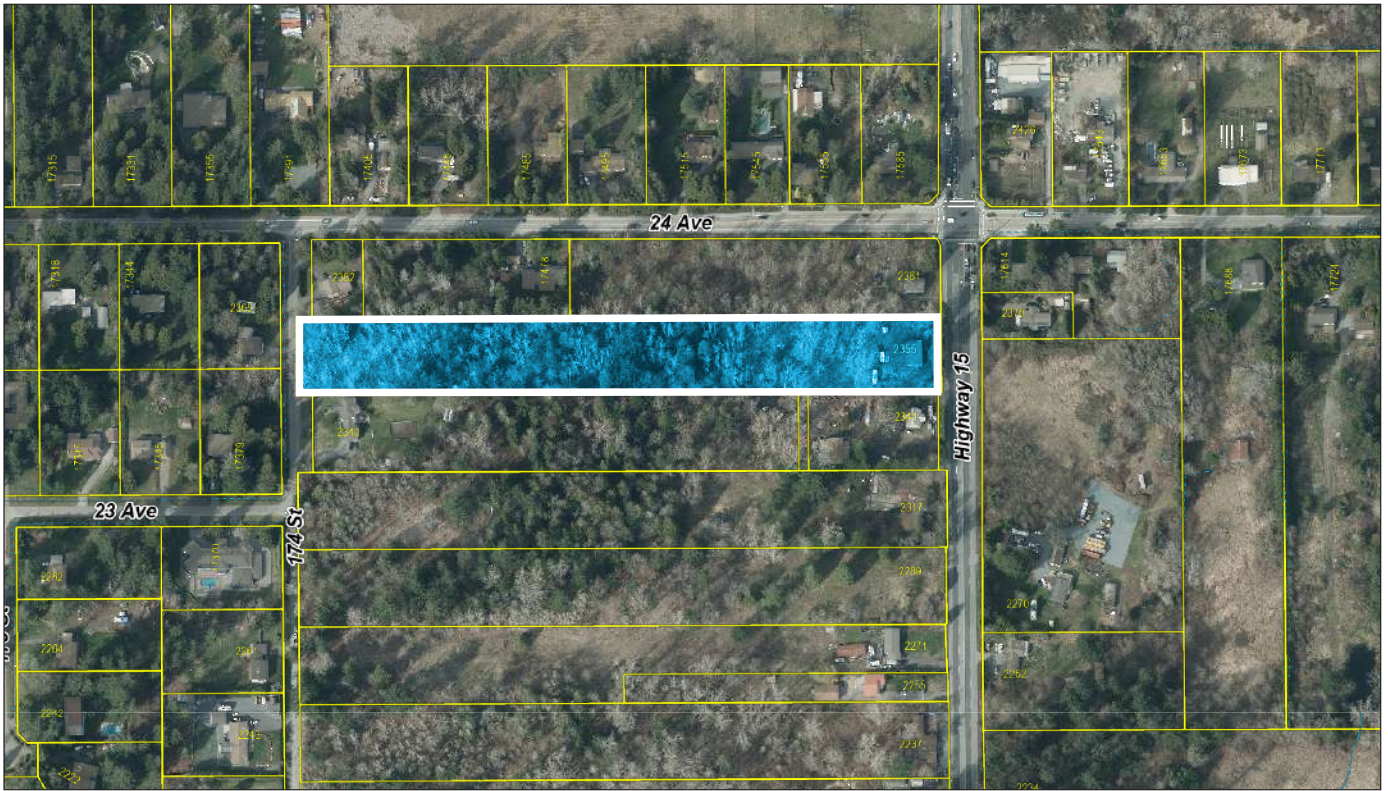
PROPERTY DESCRIPTION

| | |
|-----------------------|-----------------------------|
| CIVIC ADDRESS: | 2355 176 St., Surrey, BC |
| NCP: | Grandview Area 5 |
| SIZE: | 4.963 Acres |
| PRICE: | \$18,500,000 (\$3.72M/Acre) |

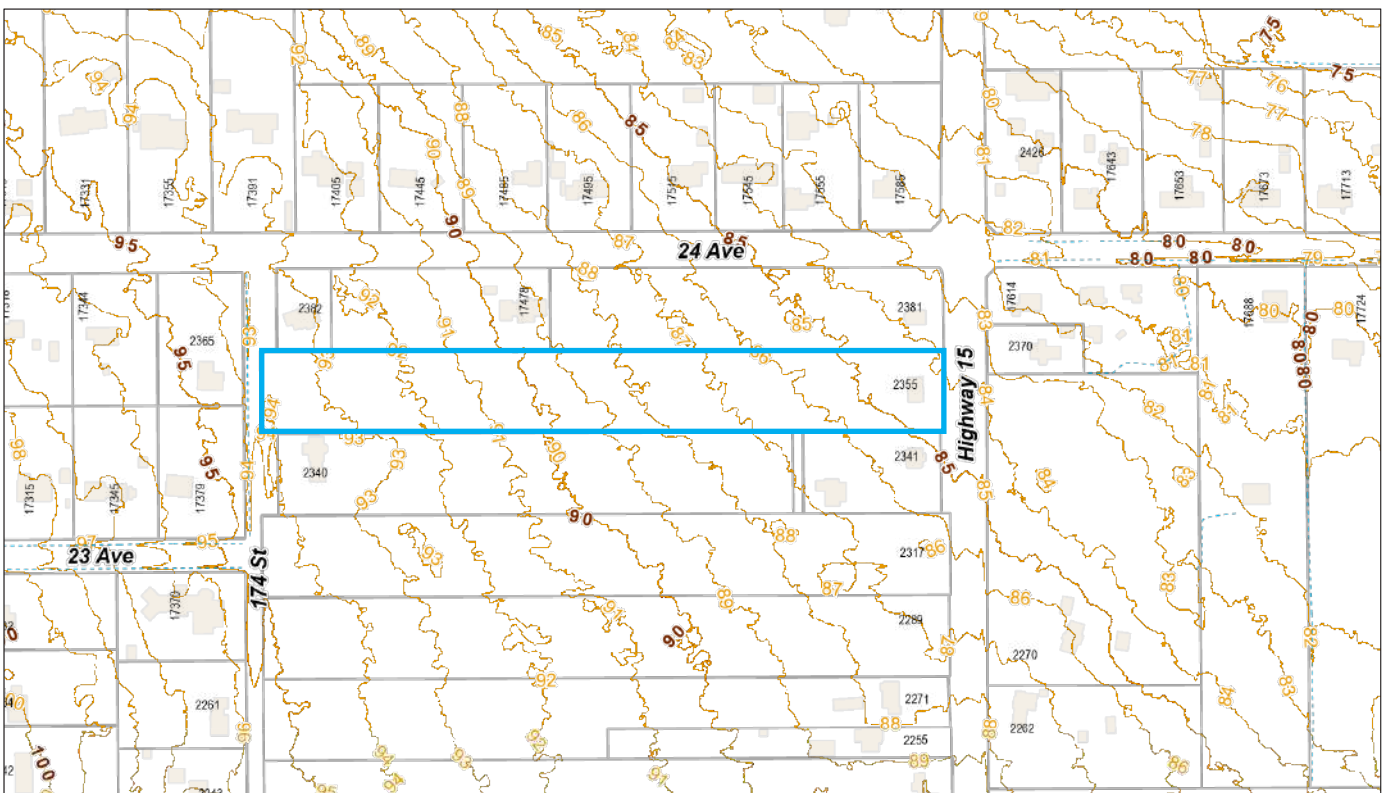
OPPORTUNITY:

- A flat usable property in Grandview Heights Area 5.
- Currently, 50% of the property is designated as Urban Residential (4 to 15 UPA). However, it is likely to increase to 40-80 UPA, given the density approved across the street in the Grandview Heights Area 4 NCP. The remaining 50% of the property is designated as 25% Transitional Density (2 to 4 UPA) and 25% Suburban Single Family Residential.
- Many Developer owned properties within close proximity.
- Great location right along Highway 15 with access to Pacific Highway Border Crossing and Highway 99.
- A quick 3 minute walk to Grandview Heights Elementary School and a 4 minute drive to Grandview Heights Secondary School. The Grandview Heights Aquatic Centre within close proximity along with the shops and restaurants at Grandview Corners.
- Great potential for this site!

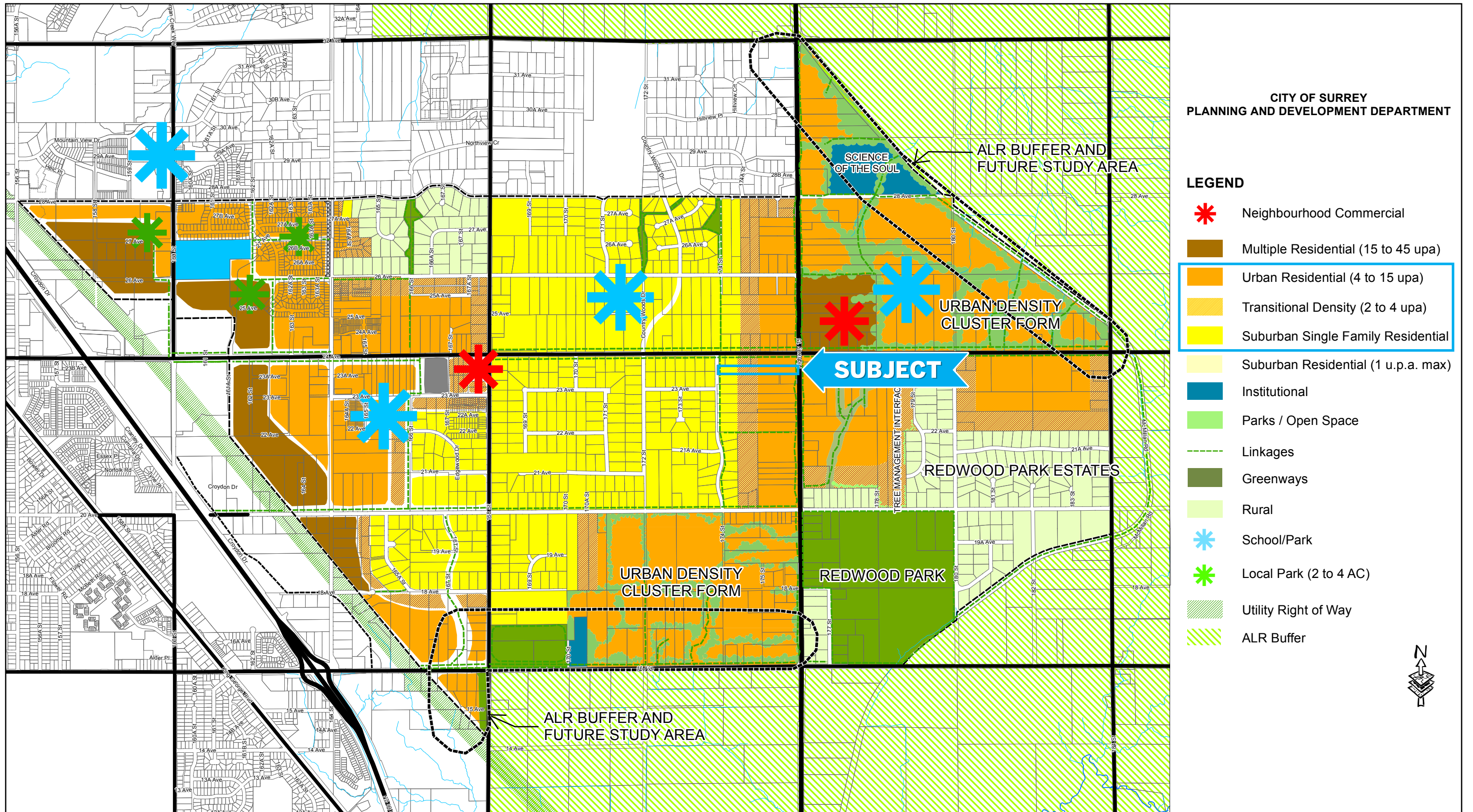
AERIAL VIEW



TOPOGRAPHY



GRANDVIEW HEIGHTS GENERAL LAND USE MAP



What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

