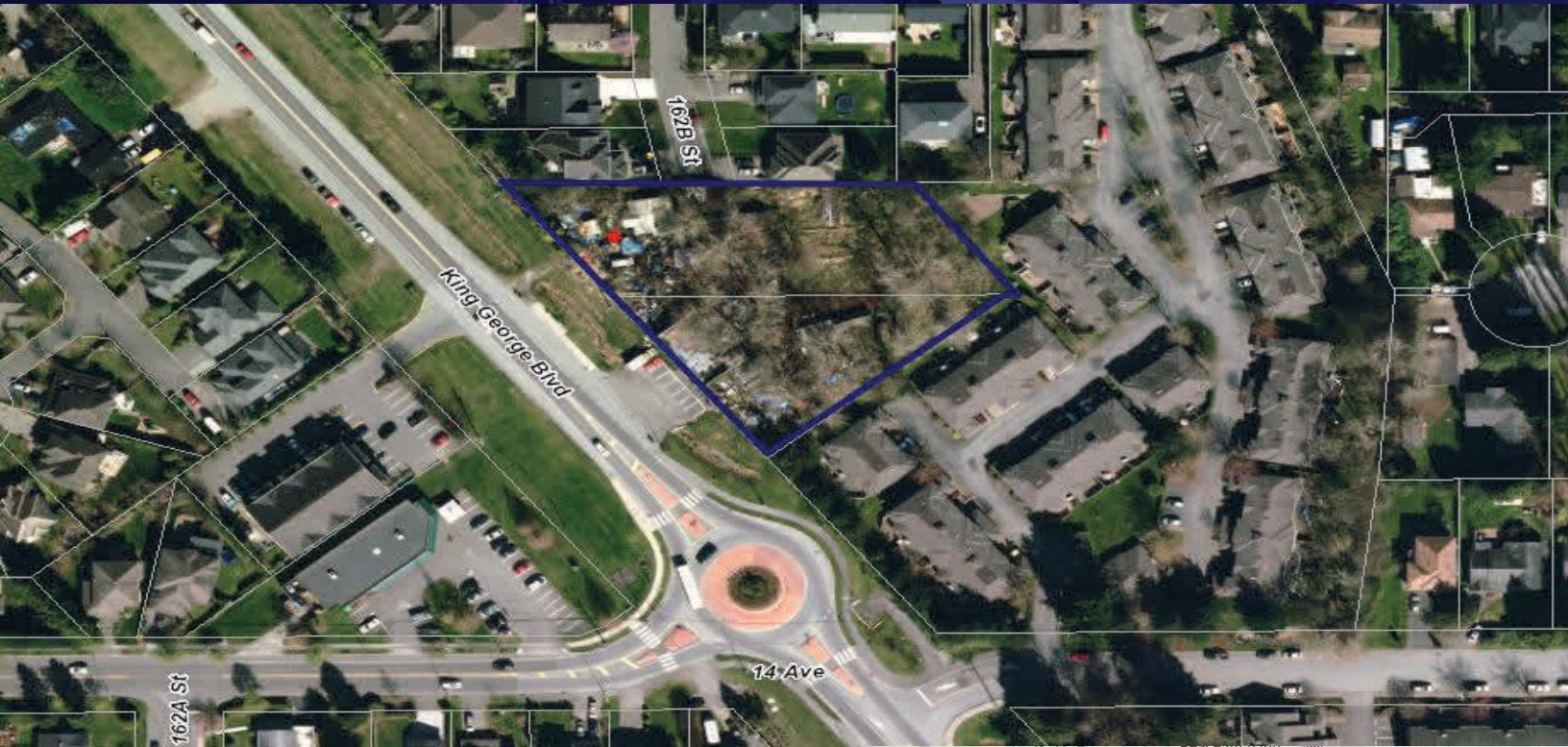


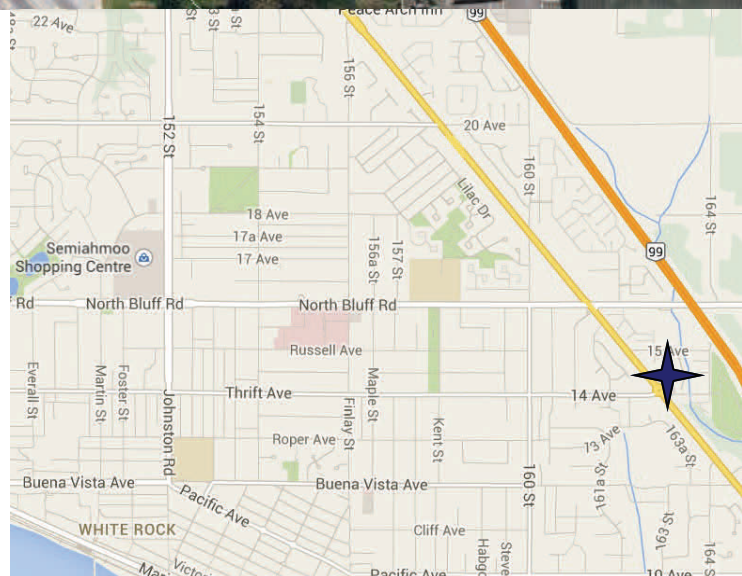
# FOR SALE

## 1.18 Acre Prime Multifamily Development Property in South Surrey



### Features

- Close proximity to Grandview Corners Shopping District
- Close to schools
- Close to White Rock and Beaches
- On transit route
- Over 312 feet of frontage



Christopher Savage

SUTTON GROUP WEST COAST REALTY

15595 24th Avenue, Surrey, B.C. V4A 2J4

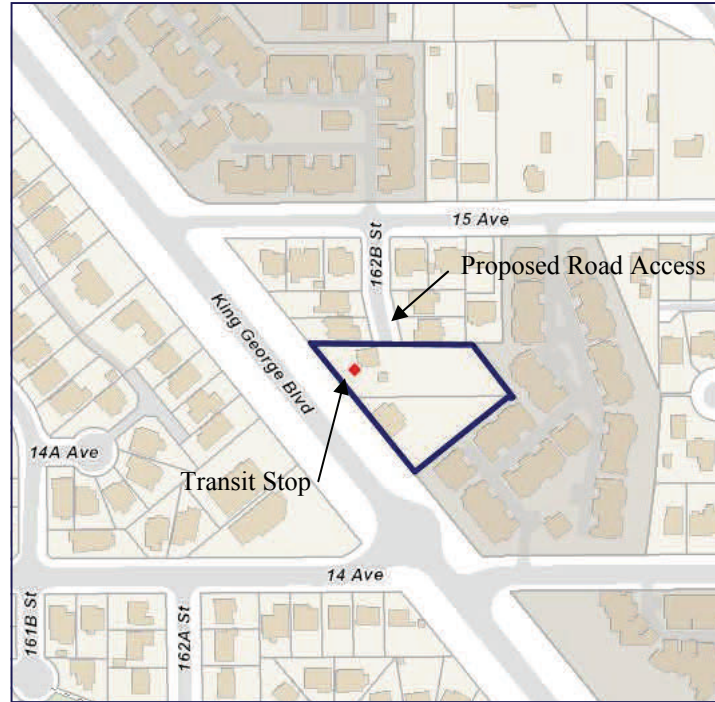
604 538-8888 [info@chrissavage.ca](mailto:info@chrissavage.ca) [www.chrissavage.ca](http://www.chrissavage.ca)



# 1.18 Acre Prime Multifamily Development Property in South Surrey

## THE OPPORTUNITY

This property is a Multifamily development opportunity, with over 51,400 SF available. Currently the sites are zoned C4, and RF and are ready to be re-zoned and developed to their full potential. The property is located just east of Earl Marriot High School, and two blocks east of Coast Meridian Elementary. There is a transit station located directly in front of the property. The property is located just 5 minutes north by car to Morgan Heights, and Grandview Shopping District and 5 minutes south to the USA border - the location of this site is optimal for a multifamily project. The site is comprised of 2 lots that would require assembly. The area is surrounded by several multifamily developments and is located within Surrey's 'Official Community Plan Multifamily Zone. Potentially the site could be rezoned to RM30, but the final classification will be subject to discussion and agreement between the Purchaser and City Administration.



## THE PROPERTY

CIVIC ADDRESS: 1430/1444 KING GEORGE BLVD

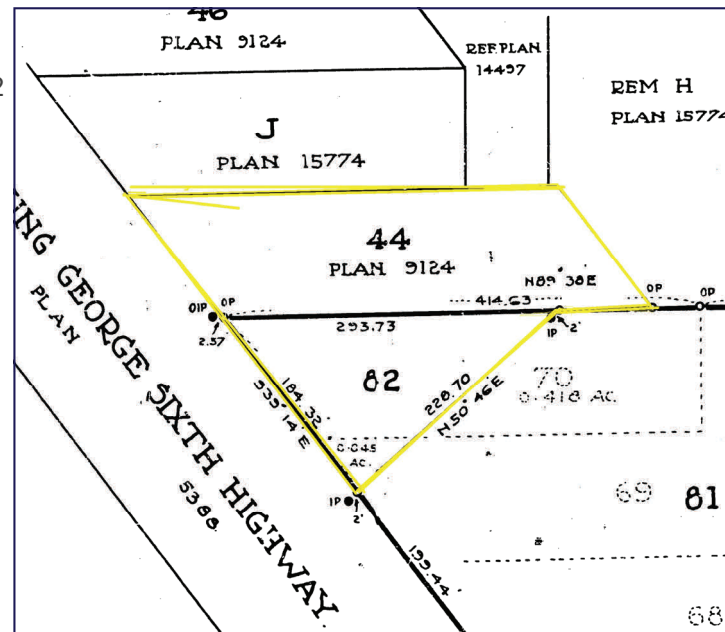
PID: 011-385-324 PID: 010-187-944

LEGAL: LOT 44 Except: PART SUBDIVIDED BY PLAN 81486, SEC 12

TWP 1 NEW WEST DP 9128

LEGAL: LOT 82 SEC 12 TWP 1 NEW WEST DP 16494

OFFERED AT : \$2,750,000



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