



2-LOT CONSOLIDATION

Mid to High Rise Mixed Use up to 3.5 F.A.R
with Corner Exposure

14424 104A AVE

14426 104A AVE

10442 144 ST

SURREY, BC

3 mins to Guildford Town Centre

5 mins to HWY 1

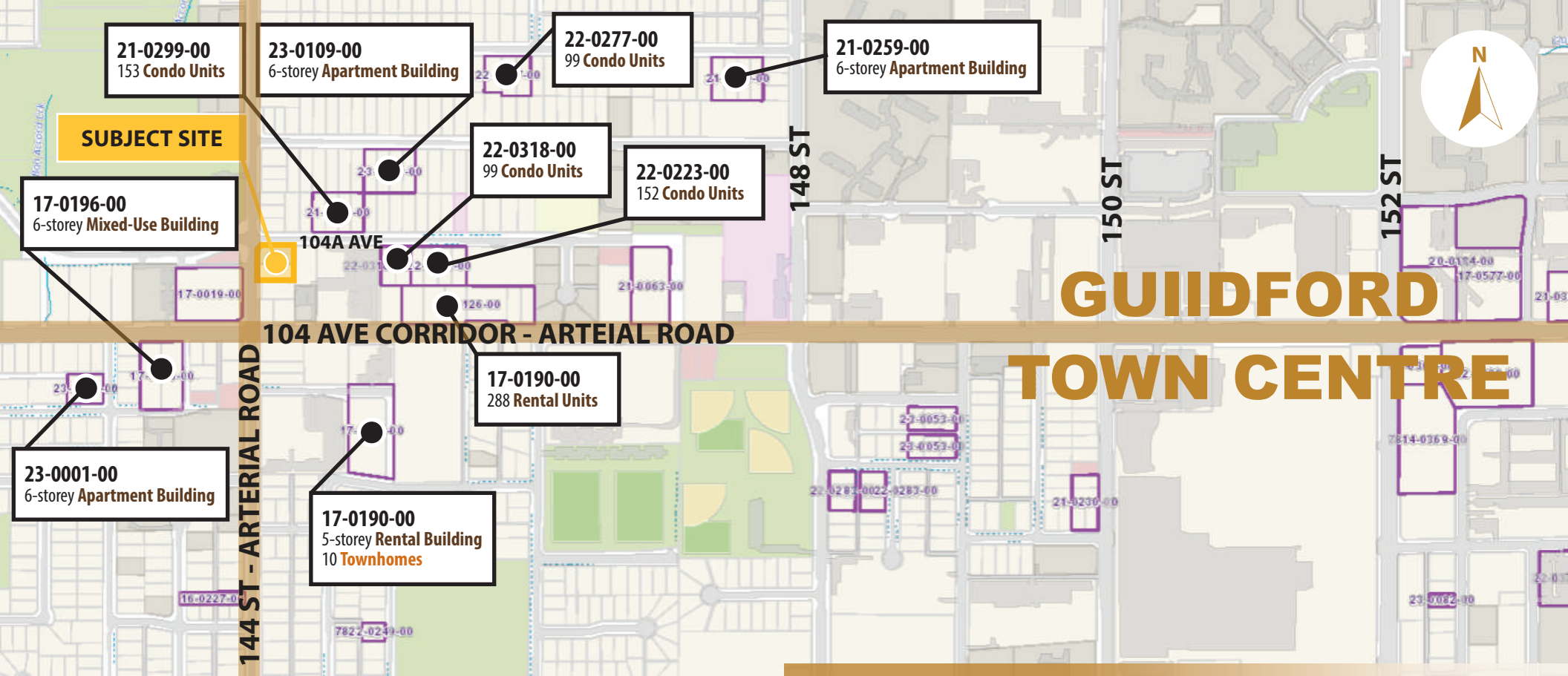
6 mins to Surrey City Centre

FOR SALE

27,539 sqft Land Development

Within the Guildford Town Centre - 104 Avenue Corridor





Planning Areas Guildford Town Centre 104 Avenue Corridor

Address 14424 14426 104A AVE & 10442 144 ST

Site Area 27,539 SQFT

Current Zoning RF

Designation Mid to High Rise Mixed Use

ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
14424 104A AVE	000-933-813	\$3,251.39	6,850 SF
14426 104A AVE	000-933-813	\$3,251.39	6,850 SF
10442 144 ST	006-290-311	\$5,455.20	13,839 SF

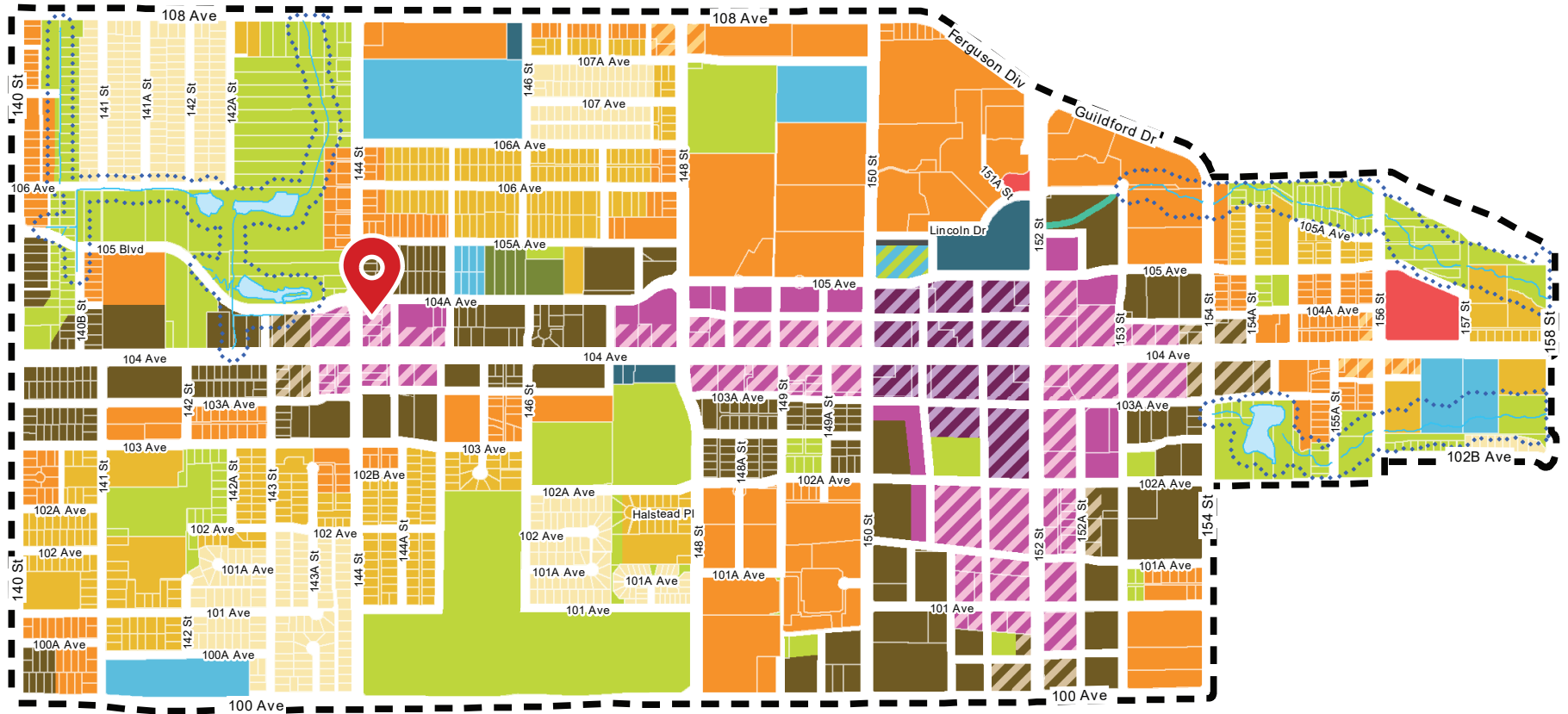
Rarely available two-lot land consolidation within the booming Guildford Town Center and 104 Ave Corridor plan, with a designated land use of Mid to High Rise mixed use. 104 Ave connects Surrey Center and Guildford Town Center, extending East bound to Highway # 1. As Surrey Center grows toward the East, 104 Ave corridor has become crucial in the local economical development, as well as a desirable neighborhood for residential housing.

The prime location provides multiple opportunities on these two lots. Please reach out to the listing agent for more information.

Guildford Town Centre - 104 Avenue Corridor Draft Stage 1 Plan

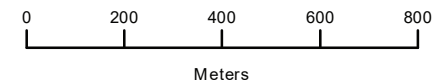
For Council consideration July 8, 2019

Map 1 - Land Use Concept



LEGEND

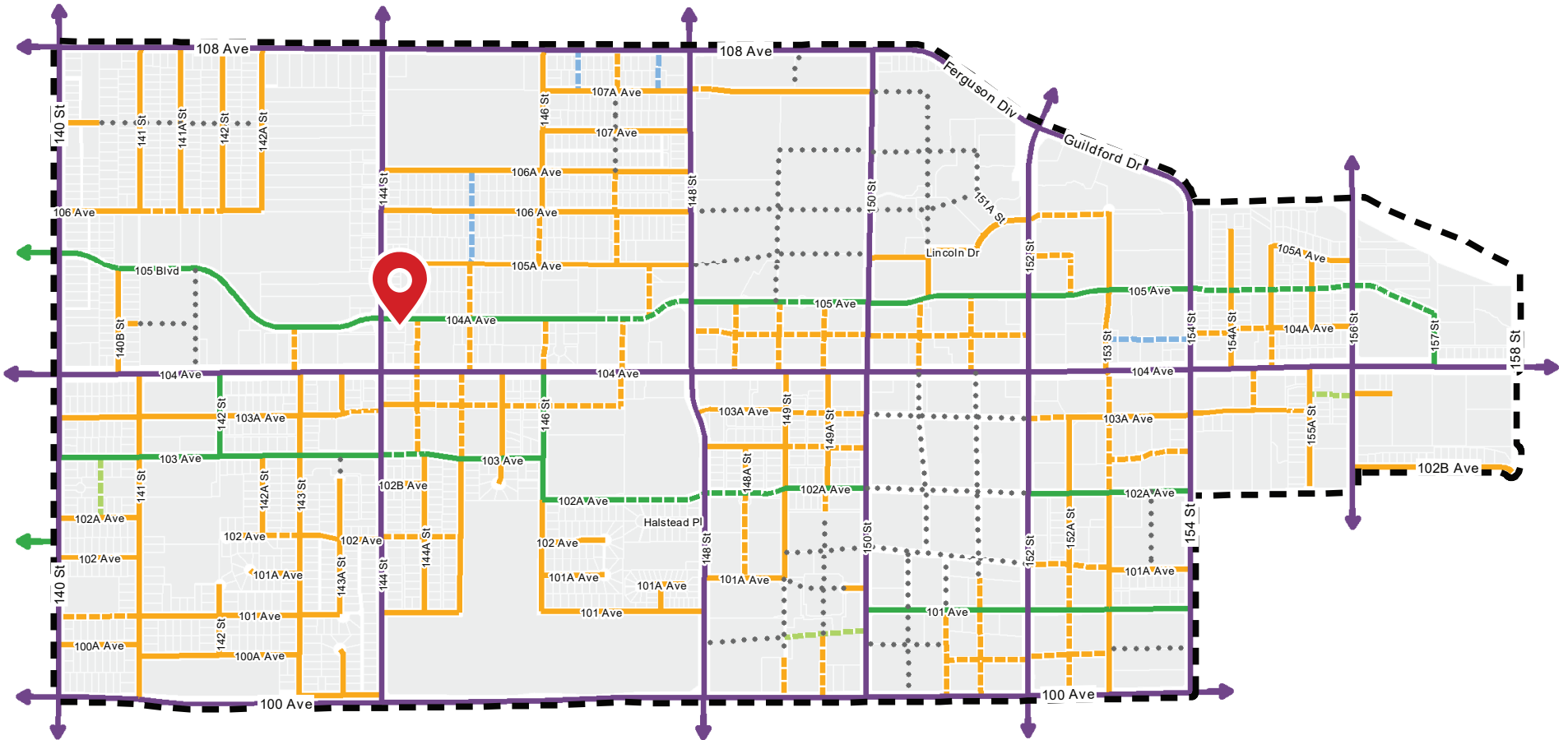
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|-------------------------|----------------------------|---------------------------|------------------------|----------------------|
| Single Family or Duplex | Low to Mid Rise Apartment | High Rise Mixed Use | School | Bus Layover Facility |
| Townhouse or Row House | Low to Mid Rise Mixed Use | Commercial | Park/School | Riparian Buffer |
| Low Rise Apartment | Mid to High Rise Apartment | Parks and Natural Areas | Civic | |
| Low Rise Mixed Use | Mid to High Rise Mixed Use | Metro Vancouver Reservoir | Daylighted Watercourse | |



Guildford Town Centre - 104 Avenue Corridor Draft Stage 1 Plan

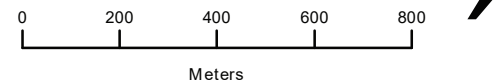
For Council consideration July 8, 2019

Map 2A - Transportation Concept | Road Network



LEGEND

- Arterial
- Collector
- Local
- Proposed Local
- Proposed Green Lane
- Proposed Flex Road
- Proposed Collector
- Long Term Road





Sitting in between two major centres in Surrey, the Surrey City Centre and Guildford Town Centre, surrounded by booming new developments in the close proximity. This Mid to High-rise Mixed Use site is at the intersection of 144 Street Arterial Road and 104A AVE Collector RD, which is truly one of a few rarely available sites across the neighborhood. Whoever manages to retain it will be a winner in the future development in the Surrey City Center area.



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