

4-LOT CONSOLIDATION

Low-Rise Multi-Family Site

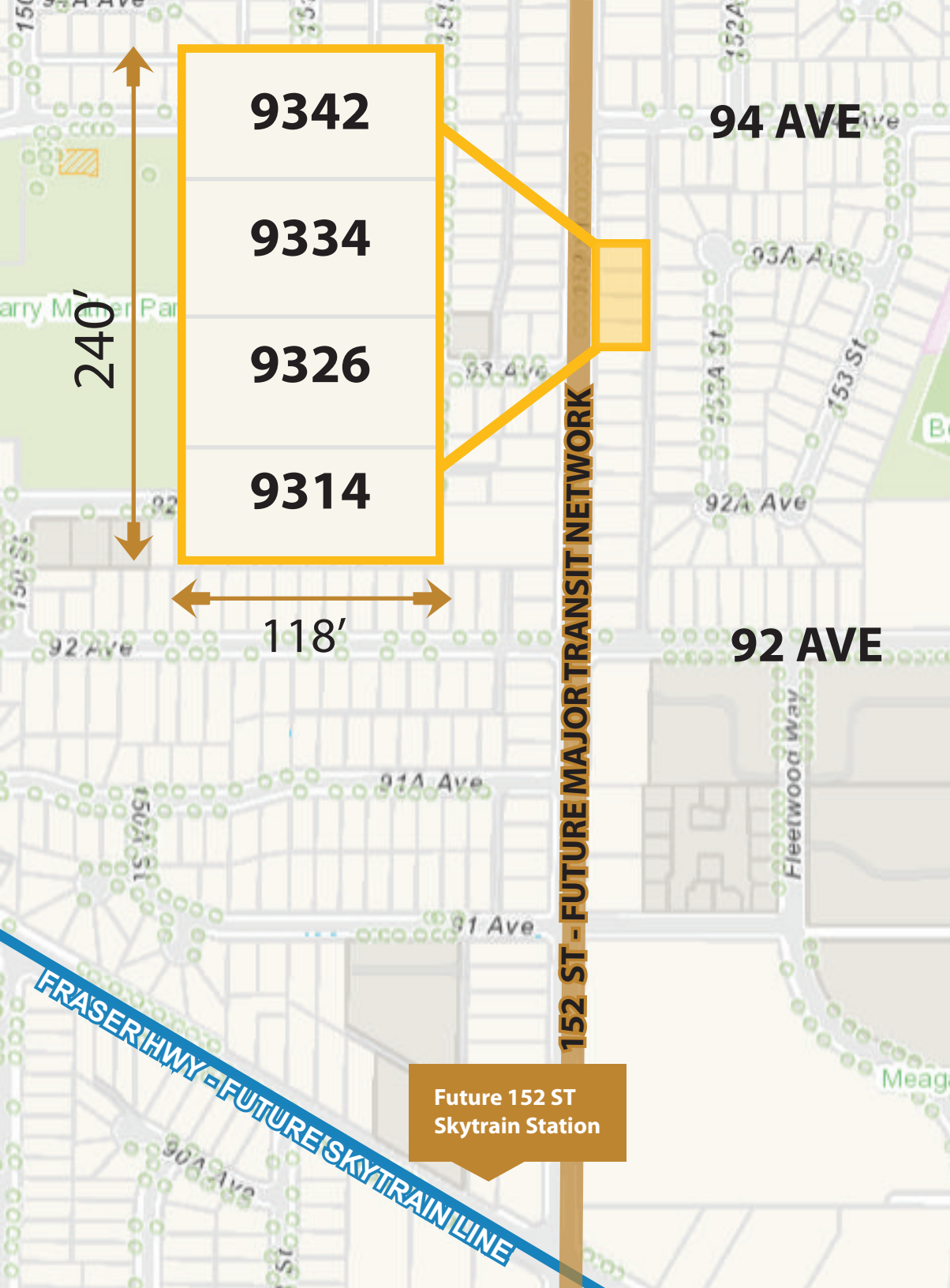
- 9342 152 ST**
- 9334 152 ST**
- 9326 152 ST**
- 9314 152 ST**

SURREY, BC

750m from future Skytrain Stn

FOR SALE
 27,859 sqft Land Development
 Within the Fleetwood Land Use Map





Planning Areas

Fleetwood Land Use Map

Site Area

27,859 SQFT

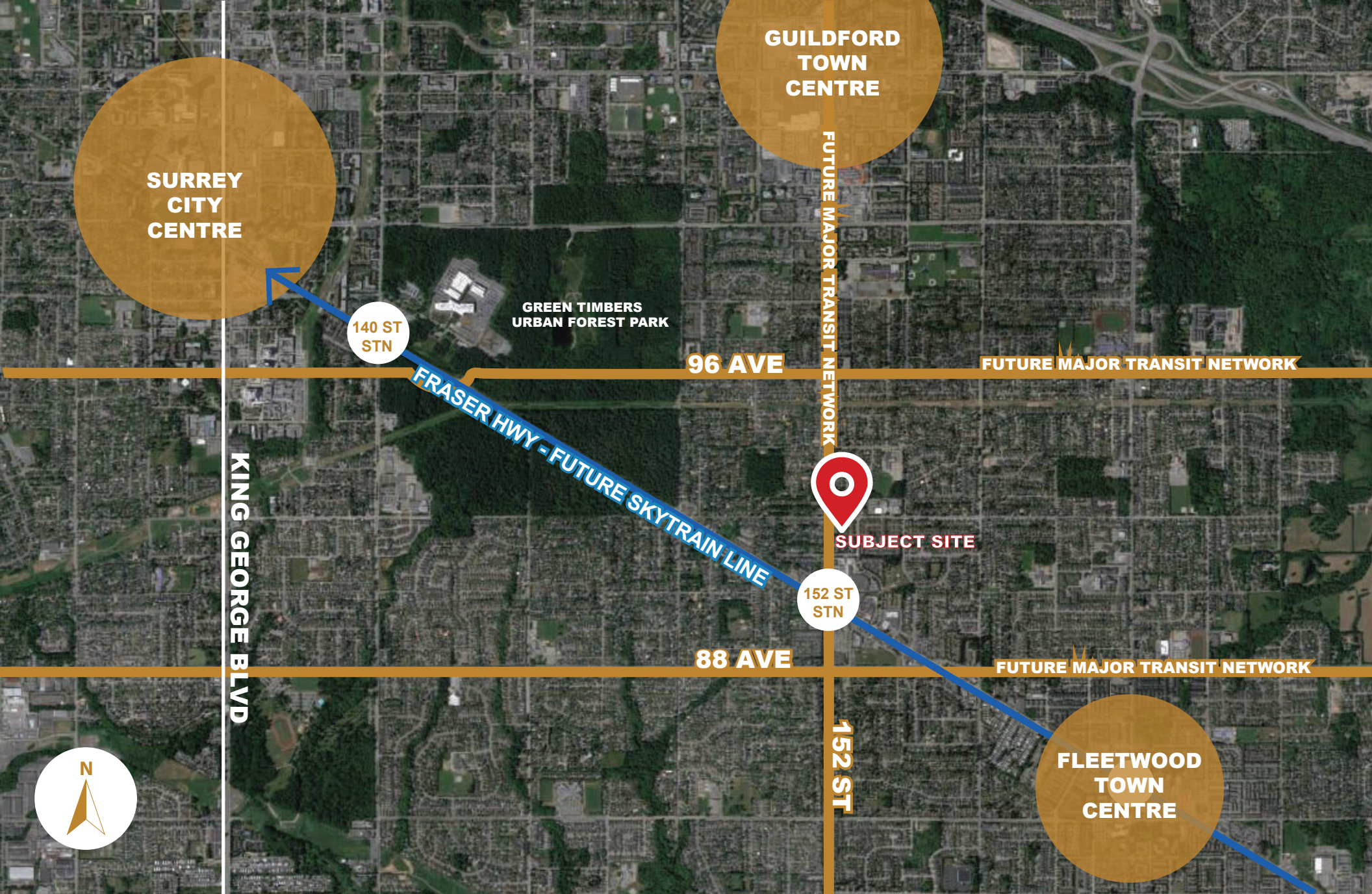
Current Zoning

RF

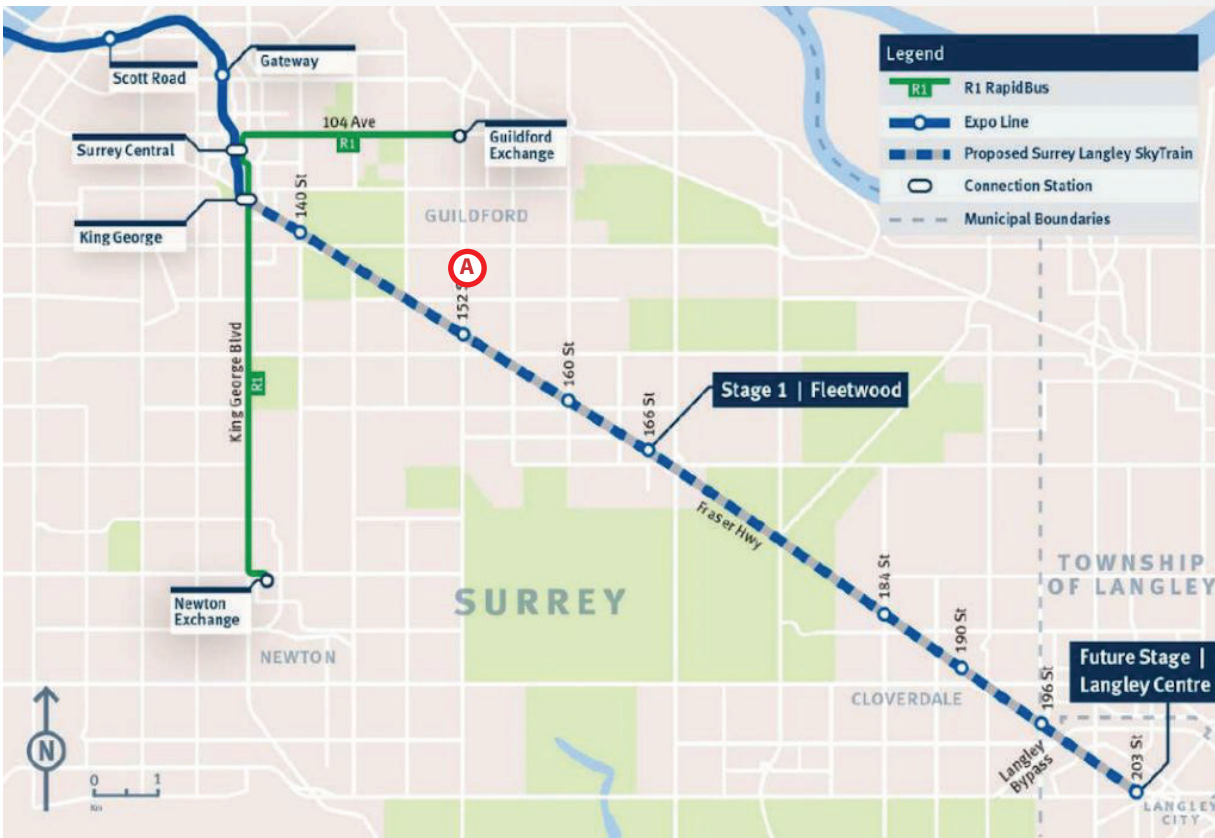
Designation

Low Rise 4 to 6 Storey (Up to 2.0 FAR)

ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
9342 152 ST	011-739-258	\$5,079.27	6,939 SF
9334 152 ST	011-739-274	\$5,222.26	6,957 SF
9326 152 ST	011-739-282	\$5,056.84	6,972 SF
9314 152 ST	011-739-304	\$4,164.96	6,991 SF



This development site is the first of its kind along the arterial 152nd street corridor between two main booming town centers in Surrey: Guildford and Fleetwood town centers. This site has a 27,859 SQFT gross area, designated for development of low-rise & townhouse within the Fleetwood NCP (stage 1), about 750 meters away from the proposed Skytrain station and about 1400 meters from Guildford Town Center Mall. A landmark project is expected on this prime location on 152nd street.



(A) - SUBJECT LAND DEVELOPMENT

750m to the future 152 ST Skytrain Station

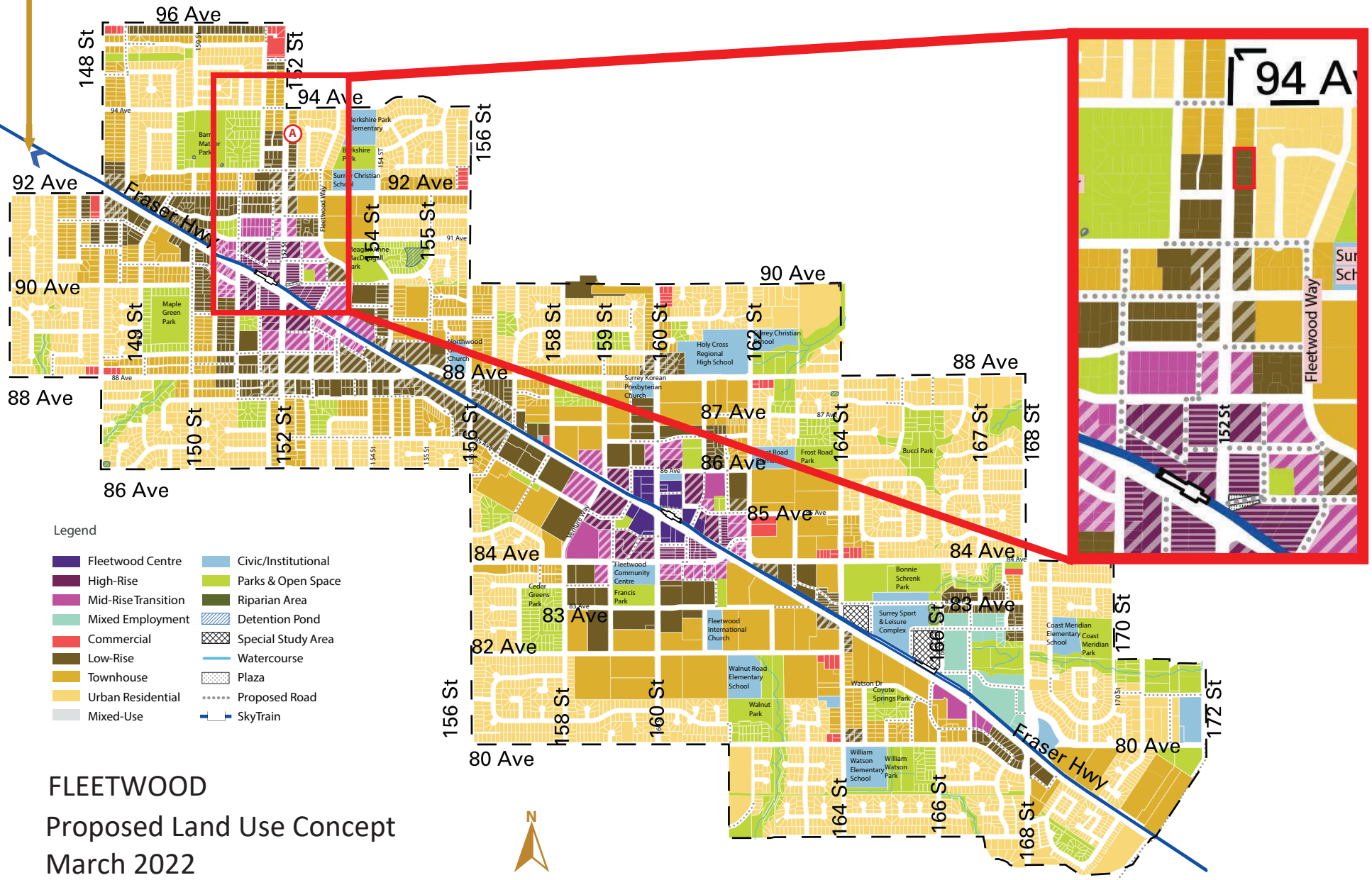
4 minute drive to Guildford Town Centre

6 minute drive to Hwy 1

11 minute drive to Surrey City Centre



FRASER HWY



Legend

- Fleetwood Centre
- High-Rise
- Mid-Rise Transition
- Mixed Employment
- Commercial
- Low-Rise
- Townhouse
- Urban Residential
- Mixed-Use
- Civic/Institutional
- Parks & Open Space
- Riparian Area
- Detention Pond
- Special Study Area
- Watercourse
- Plaza
- Proposed Road
- SkyTrain

FLEETWOOD
 Proposed Land Use Concept
 March 2022





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