

HQ

Commercial

FOR SALE

SURREY CITY CENTRE

Residential development site
13265 104th Avenue, Surrey BC



1.41-acre future development site in Surrey City Centre
Improved with 57 unit 3-storey apartment building

Dean Thomas
Personal Real Estate Corporation
604 726 7137
deanthomas@hqcommercial.ca

HQ Commercial
320 - 1385 West 8th Ave.
Vancouver, BC V6H 3V9
hqcommercial.ca

SURREY CITY CENTRE

OPPORTUNITY

Rare Surrey offering situated on 1.41 acre. Excellent investment / holding property for future development site. Well maintained 57 unit 3-storey apartment building. Only minutes walk to City Centre, skytrain, Surrey Place, library, etc. The current Floor Area Ratio (FAR) for this site is 2.5 for potentially 153,500 square feet of buildable (+). Many sites surrounding this lot are zoned Comprehensive Developments, (CD Zones). As density expands out from the City Center there is a trend for lots to apply CD zoning. The current zoning and the increase of allowable densities in adjacent properties may support an increase in allowable density.

SUITE MIX

ELIZABETH MANOR	Units
Bachelor	2
1 bedroom	41
2 bedroom	14
Total	57

PROJECT SUMMARY

Address	13265 104th Avenue, Surrey BC
PID	001-095-269
Legal description	Lot 174 Section 22 Block 5 North Range 2 West New Westminster District
Year Built	1972
Zoning	Multiple Residential 45 Zone
Lot size	Approx. 61,420 sq. ft.
Parking	60 stalls
Tax (2015)	\$32,300.67
Financing	Clear title

Price **\$14,000,000**

PROPERTY OUTLINE

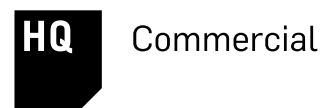


LAND USE & FLOOR AREA RATIO



Dean Thomas
Personal Real Estate Corporation
604 726 7137
 deanthomas@hqcommercial.ca

320 - 1385 West 8th Ave.
 Vancouver, BC V6H 3V9
 hqcommercial.ca





PROFORMA

Property: Elizabeth Manner

Unit Type	Number of Units	Monthly Rental Rate	Annual Rental Income
B	2	\$ 563	\$ 13,512
1	41	\$ 775	\$ 381,300
2	14	\$ 955	\$ 160,440
Total:	57		\$ 555,252

Assumed Expenses:	57	\$ (4,300)	\$ (245,100)
Annual Vacancy Rate:		2%	

Potential NOI: **\$ 303,949**

This document/email has been prepared by HQ Real Estate Services Inc. for advertising and general information only. HQ Real Estate Services Inc. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HQ Real Estate Services Inc. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HQ Real Estate Services Inc. and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.