

GATEWAY STATION

TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY

Three contiguous Surrey City Centre properties - approximately 500-550 metres from Gateway SkyTrain Station - available individually or as a combined development assembly.



4.47 ACRES

COMBINED SITE AREA

194,900 SF

COMBINED LAND AREA

\$45.97M

COMBINED ASKING

UP TO 3.0 FAR

POTENTIAL ON EACH SITE*

THE OPPORTUNITY

A rare opportunity to control a substantial contiguous land position in Surrey City Centre while retaining the flexibility to purchase individual parcels. All three sites are within the Gateway Station Tier 3 Transit-Oriented Area, with development potential up to 3.0 FAR, subject to City approval.

OFFERING FORMAT

Individual properties or combined assembly

LOCATION

King George Boulevard / Bolivar Road / Barker Street

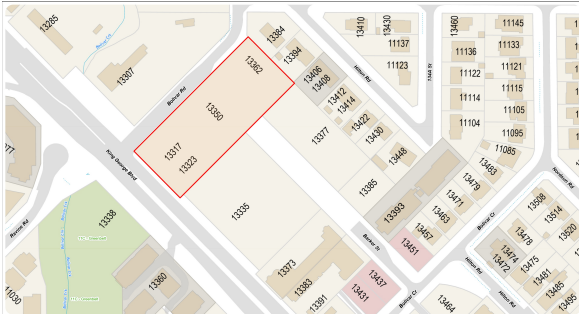
PLANNING CONTEXT

Surrey City Centre | Gateway Station TOA

*Future zoning, density and development are subject to City approval. Measurements and distances are approximate and should be independently verified.

THREE PROPERTIES. ONE CONTIGUOUS POSITION.

Each property is presented separately below using its corresponding COSMOS map and property information.



1

13317 KING GEORGE BLVD

\$18,990,000

1.90 acres | 82,980 SF

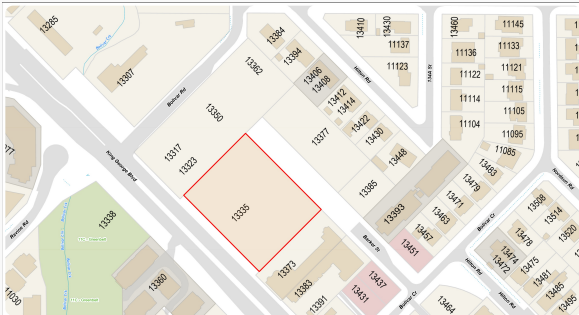
CHI / R3

Approx. 550 m to Gateway Station

450+ ft on Bolivar Road | 180+ ft on King George Boulevard

PID 004-520-360

Prime rectangular corner site within the Surrey City Centre Plan. The property is within the Tier 3 Transit-Oriented Area, with potential up to 3.0 FAR for medium-density multi-family or purpose-built rental and potential for higher density subject to City approval.



2

13335 KING GEORGE BOULEVARD

\$16,990,000

1.688 acres | 73,518 SF

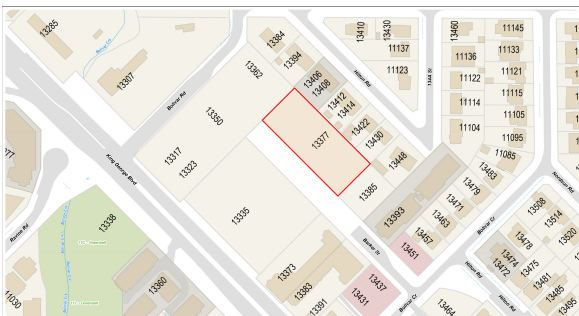
CHI - Highway Commercial Industrial

Approx. 500 m to Gateway Station

Approx. 300 ft frontage | approx. 245 ft depth

PID 028-625-293

Industrial land in Surrey City Centre with existing CHI zoning. The property is within the Tier 3 Transit-Oriented Area, with potential for future development up to 3.0 FAR, subject to approvals, while retaining the option to hold and utilize the existing CHI zoning as the area densifies.



3

13377 BARKER STREET

\$9,990,000

0.88 acres | 38,402 SF

CD

Approx. 500 m to Gateway Station

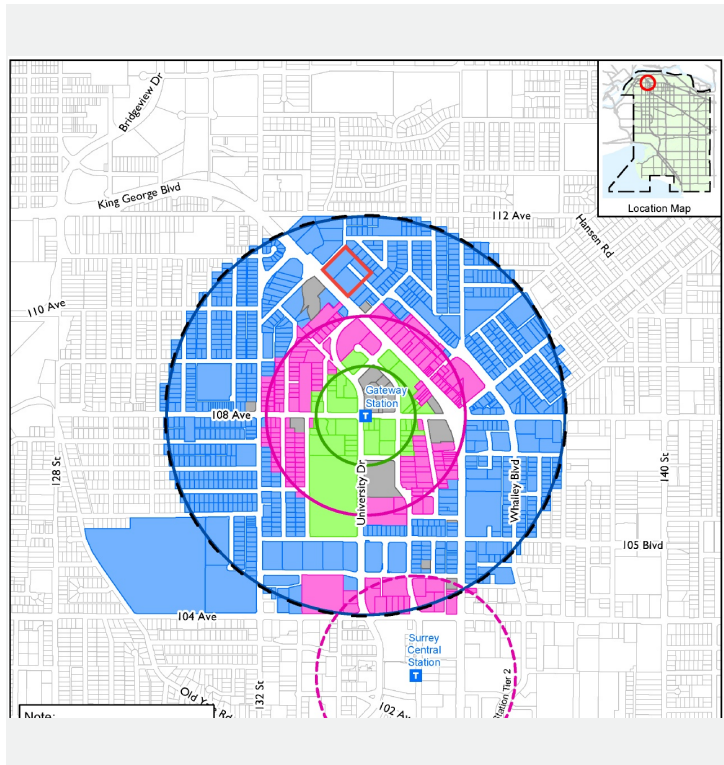
Approx. 300 ft frontage | approx. 128 ft depth

PID 028-625-307

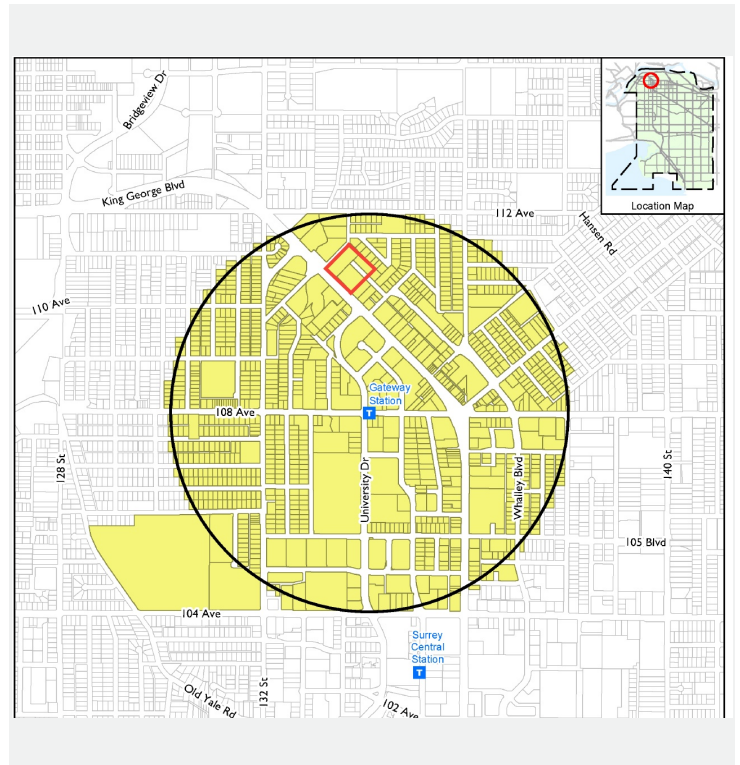
Rectangular Surrey City Centre site within the Tier 3 Transit-Oriented Area, with potential up to 3.0 FAR for medium-density multi-family or purpose-built rental and potential for higher density subject to City approval.

GATEWAY STATION TRANSIT-ORIENTED AREA

Both supplied City maps below mark the subject assembly within the Gateway Station transit-oriented area.



TIERED TRANSIT-ORIENTED AREA



GATEWAY STATION TRANSIT-ORIENTED AREA

DEVELOPMENT CONTEXT

All three properties are approximately 500-550 metres from Gateway SkyTrain Station and are within the Tier 3 Transit-Oriented Area. Each site has potential development up to 3.0 FAR, subject to City approval. Together, the three parcels create an approximately 4.47-acre contiguous site; each property remains available for individual acquisition.

CONTACT



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For additional site information, due diligence materials or acquisition discussions, please contact the listing REALTOR(R).

4.47 ACRES | **\$45.97M COMBINED ASKING** | **UP TO 3.0 FAR***