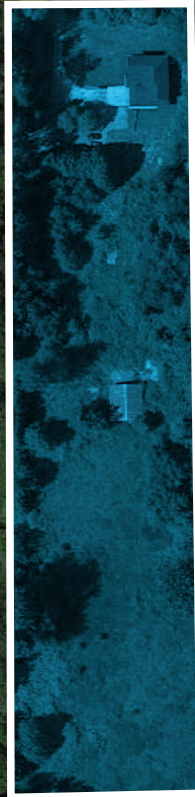


**FOR SALE**

**24 Ave.**

**PACIFIC HWY**



**SUBJECT**

## DEVELOPMENT SITE

**AREA:**  
REDWOOD HEIGHTS  
(GRANDVIEW AREA 4)

**ADDRESS:**  
17688 24 Ave.,  
Surrey, BC

**SIZE:**  
5 Acres

**PRICE:**  
\$21,000,000



**VARING**  
MARKETING GROUP

HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

**HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.  
**604.565.3478 | info@varinggroup.com**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.



## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 17688 24 Ave., Surrey, BC  
PID: 000-541-940

**NCP:** Redwood Heights (Grandview Area 4)

**SIZE:** 5 Acres

**PRICE:** \$21,000,000

### OPPORTUNITY:

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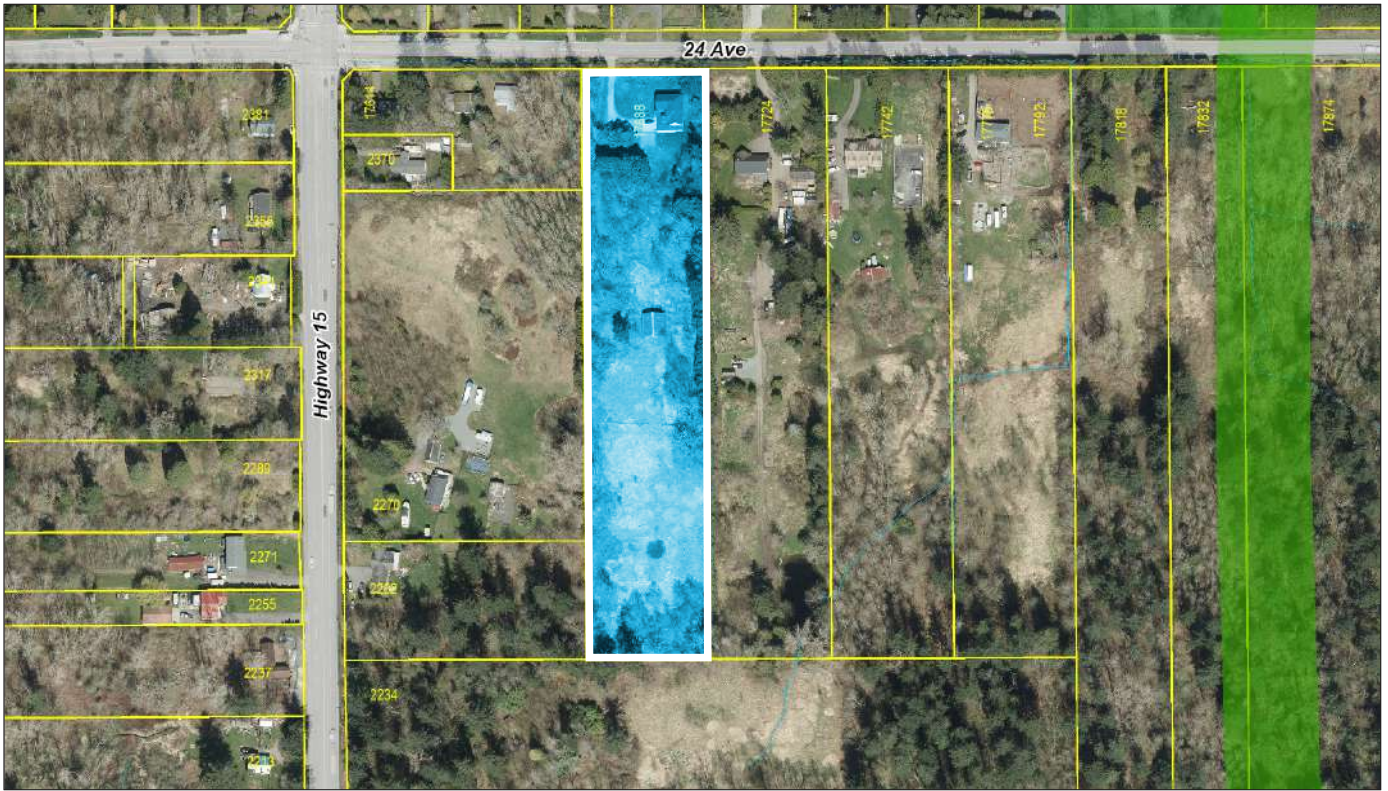
- 2/3 of property is designated upto 6 storey apartment.  
Theoretical Density = 340-400 Units
- 1/3 of property is designated Townhouse Residential Up to 30 UPA  
Theoretical Density = 36-48 Units

### ADDITIONAL INFO:

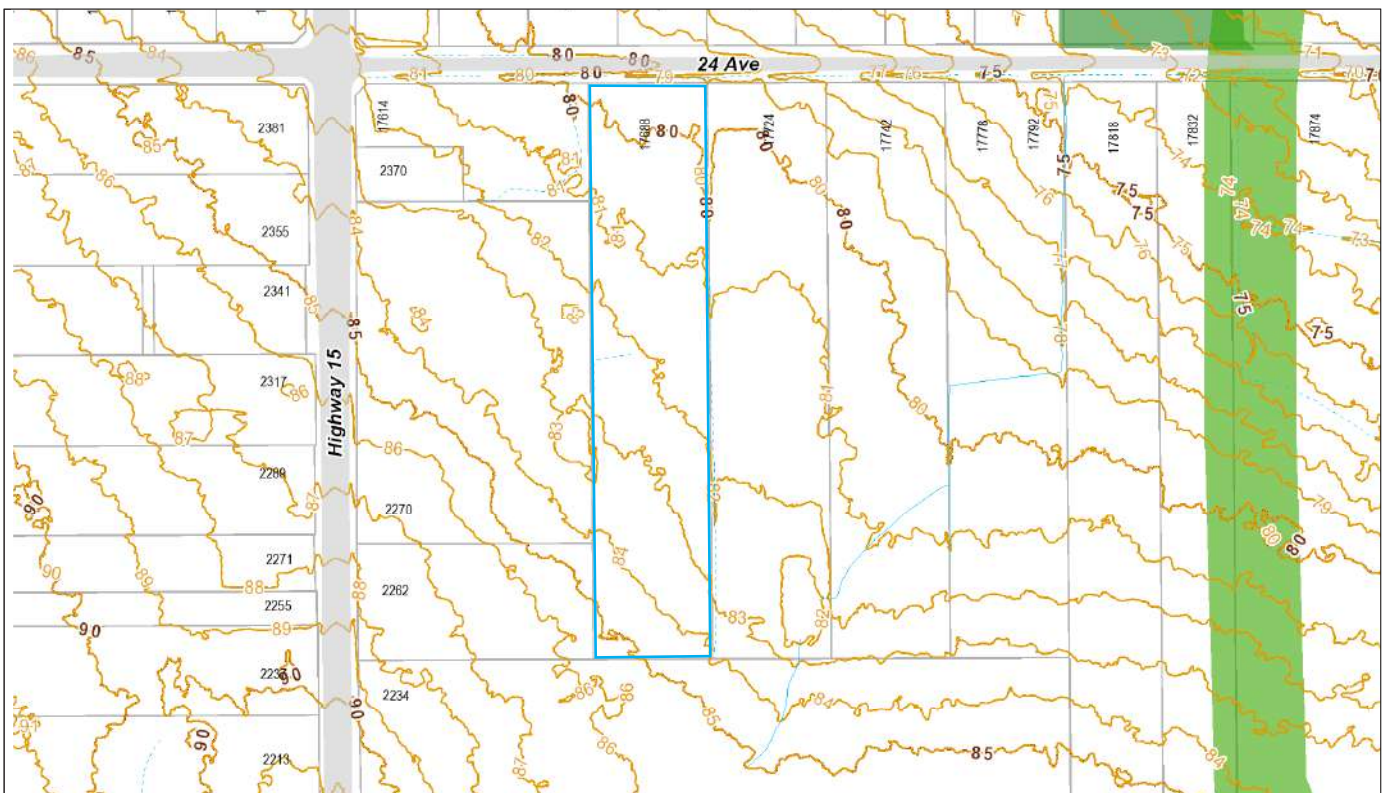
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- Grandview Area 4 Stage 2 is completed : <https://www.surrey.ca/sites/default/files/media/documents/RedwoodHeightsNCPFinal.pdf>
- A significant amount of land in this area is owned by Developers whom are proceeding with development applications, land prices in this area will escalate rapidly in this area over the next 18 months.

# AERIAL VIEW



# TOPOGRAPHY

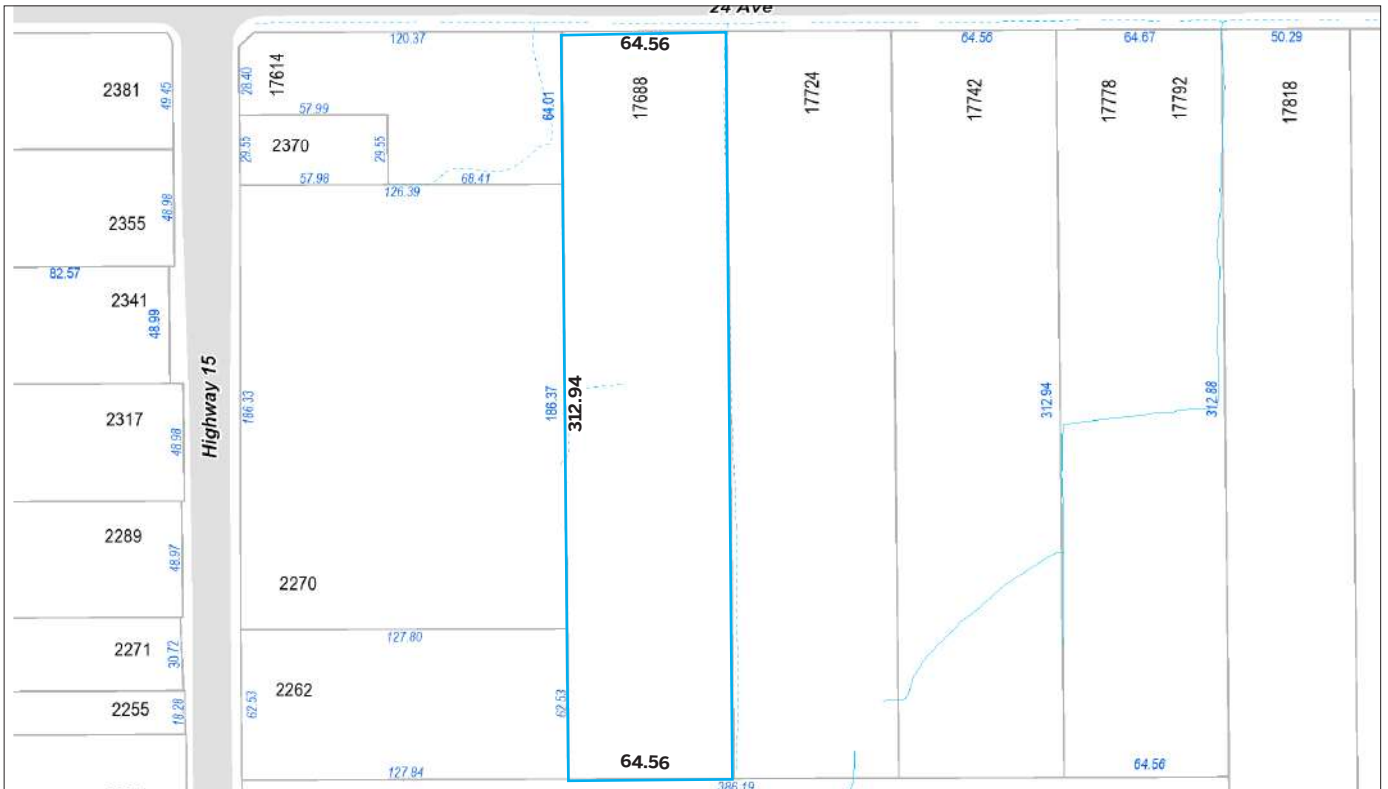


# LEGAL VIEW



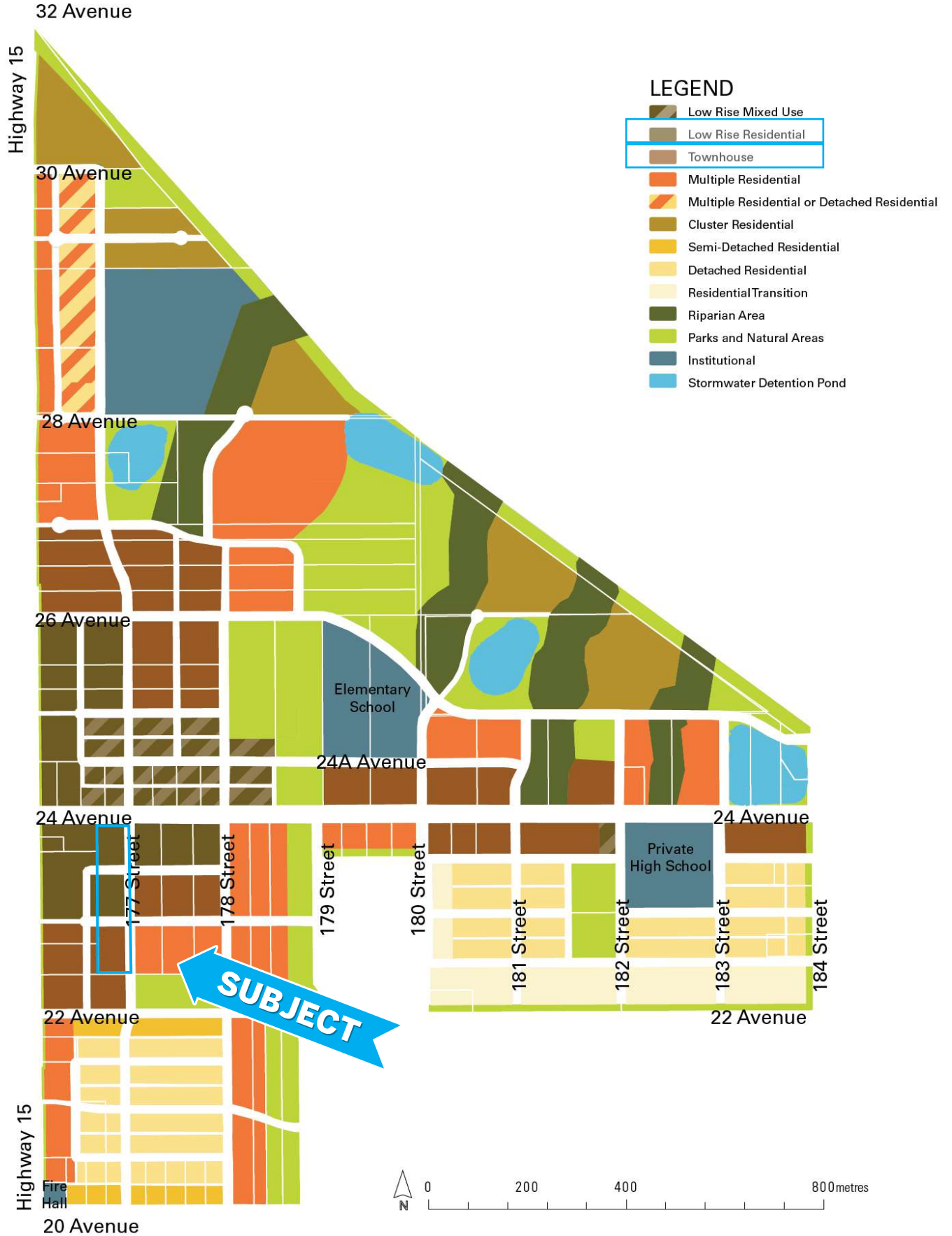
# DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS





# GRANDVIEW AREA 4 - FULL VIEW



## LEGEND

- Low Rise Mixed Use
- Low Rise Residential
- Townhouse
- Multiple Residential
- Multiple Residential or Detached Residential
- Cluster Residential
- Semi-Detached Residential
- Detached Residential
- Residential Transition
- Riparian Area
- Parks and Natural Areas
- Institutional
- Stormwater Detention Pond

**SUBJECT**





## Low Rise Residential



Multi-family housing with ground-oriented units at base.

### **DENSITY RANGE**

Up to 2.0 FAR

### **TYPICAL HEIGHTS**

4-6 storeys

### **TYPICAL OWNERSHIP**

Strata or Rental

## Townhouse Residential



Ground oriented townhouses.

### **DENSITY RANGE**

Up to 75 UPH (30 UPA)

### **TYPICAL HEIGHTS**

13.0 m.

### **TYPICAL OWNERSHIP**

Strata