

# FOR SALE



**Future SkyTrain Stop**  
225M from Subject

**SUBJECT**

## INFILL DEVELOPMENT OPPORTUNITY

**AREA:**  
Clayton Corridor

**ADDRESS:**  
18493 Fraser Hwy.,  
Surrey, BC

**SIZE:**  
0.93 Acres

**PRICE:**  
\$8,950,000

**VARING**  
MARKETING GROUP  
HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

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## PROPERTY DESCRIPTION

<b>CIVIC ADDRESS:</b>	18493 Fraser Hwy., Surrey, BC PID: 009-670-068
<b>NCP:</b>	Clayton Corridor, West Clayton
<b>SIZE:</b>	0.93 Acres
<b>PRICE:</b>	\$8,950,000

### OPPORTUNITY:

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- Transit Oriented Development Property right along the Fraser Highway.
- Only 225M away from the future Sky Train Stop.
- **DENSITY:**  
As per the latest Clayton Corridor Plan (Sept 2023), the property is designated as Low Rise Residential (2.5 FAR Minimum).

As per the recent Provincial Legislation, any property that is between 201-400M of distance from the future Sky Train Stop, will be permitted upto 4.0 FAR, upto 12 storeys.

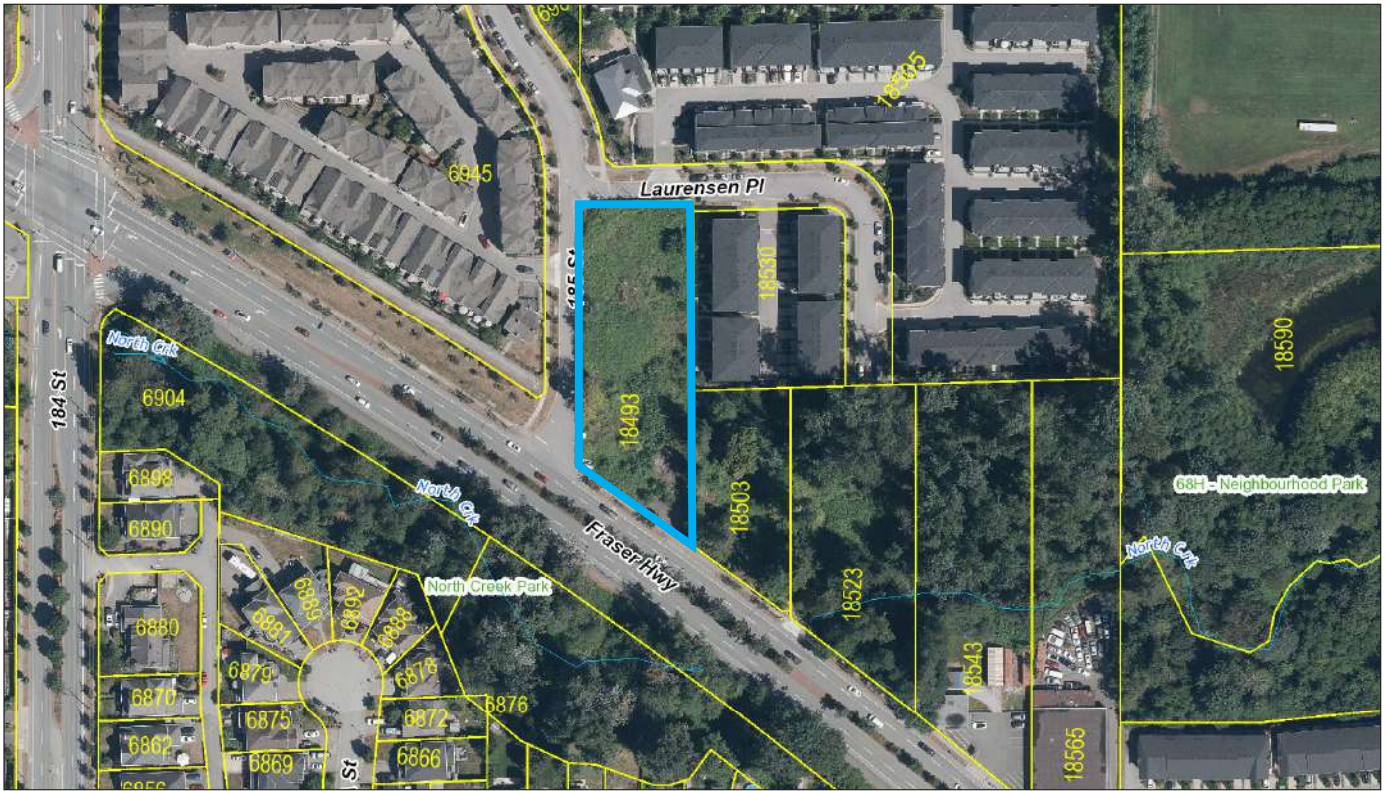
#### **Our Assumption is for 2.5 FAR (6 Storey) Estimated Density Calculations:**

0.93 x 2.5 FAR = 101, 277 BSF

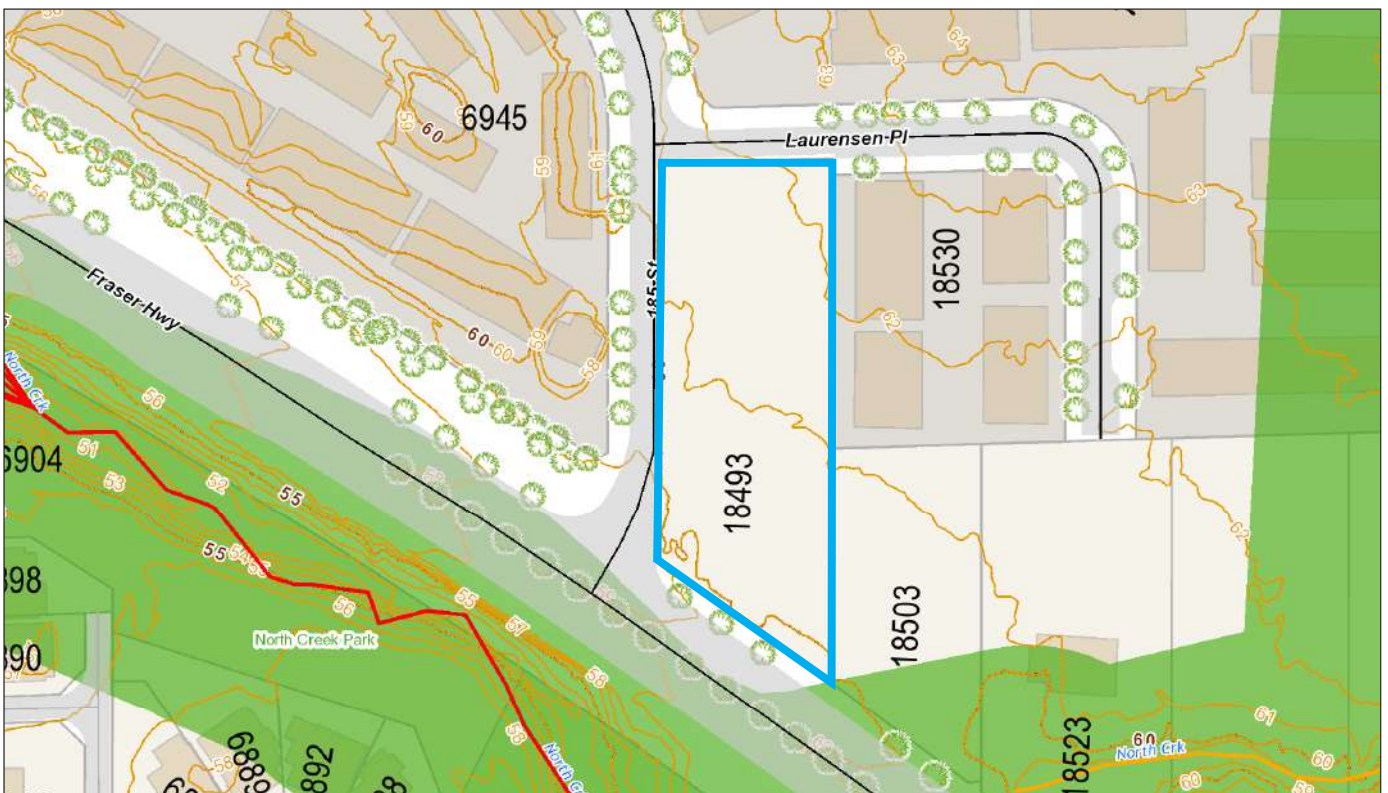
101,277 x 0.85 (efficiency) = 86,085 SSF

86,085 / 700 (avg size unit) = Approx. 90-110 Condo Units

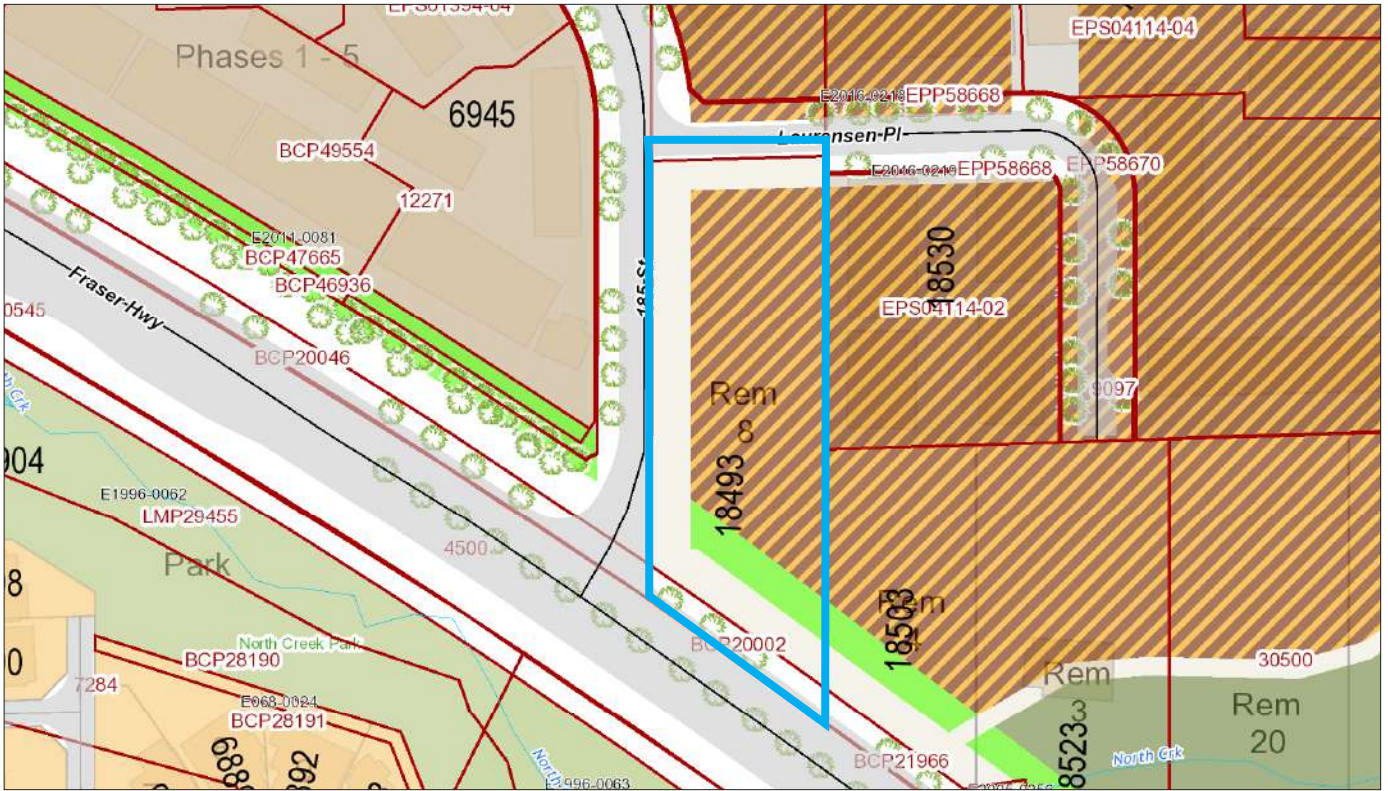
## AERIAL VIEW



## TOPOGRAPHY

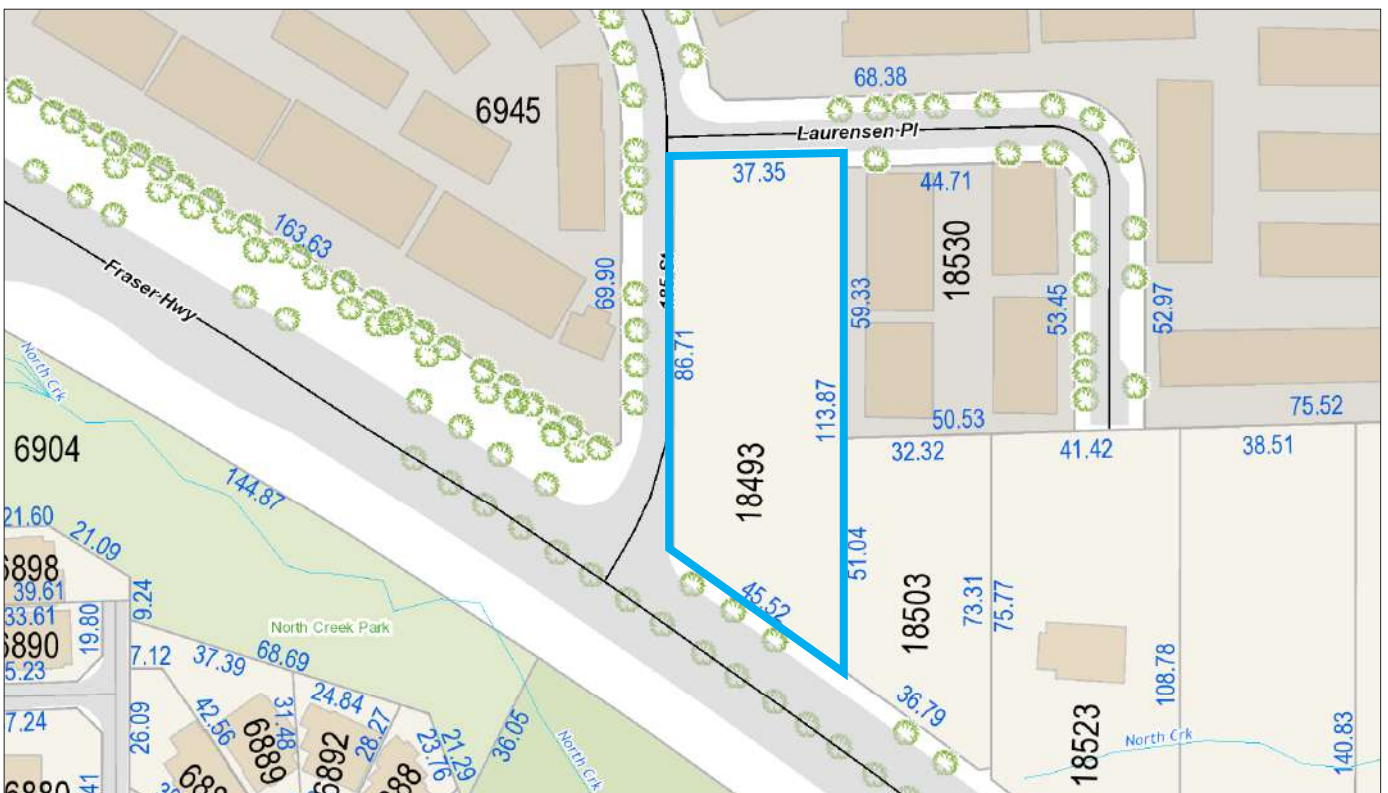


## LEGAL VIEW

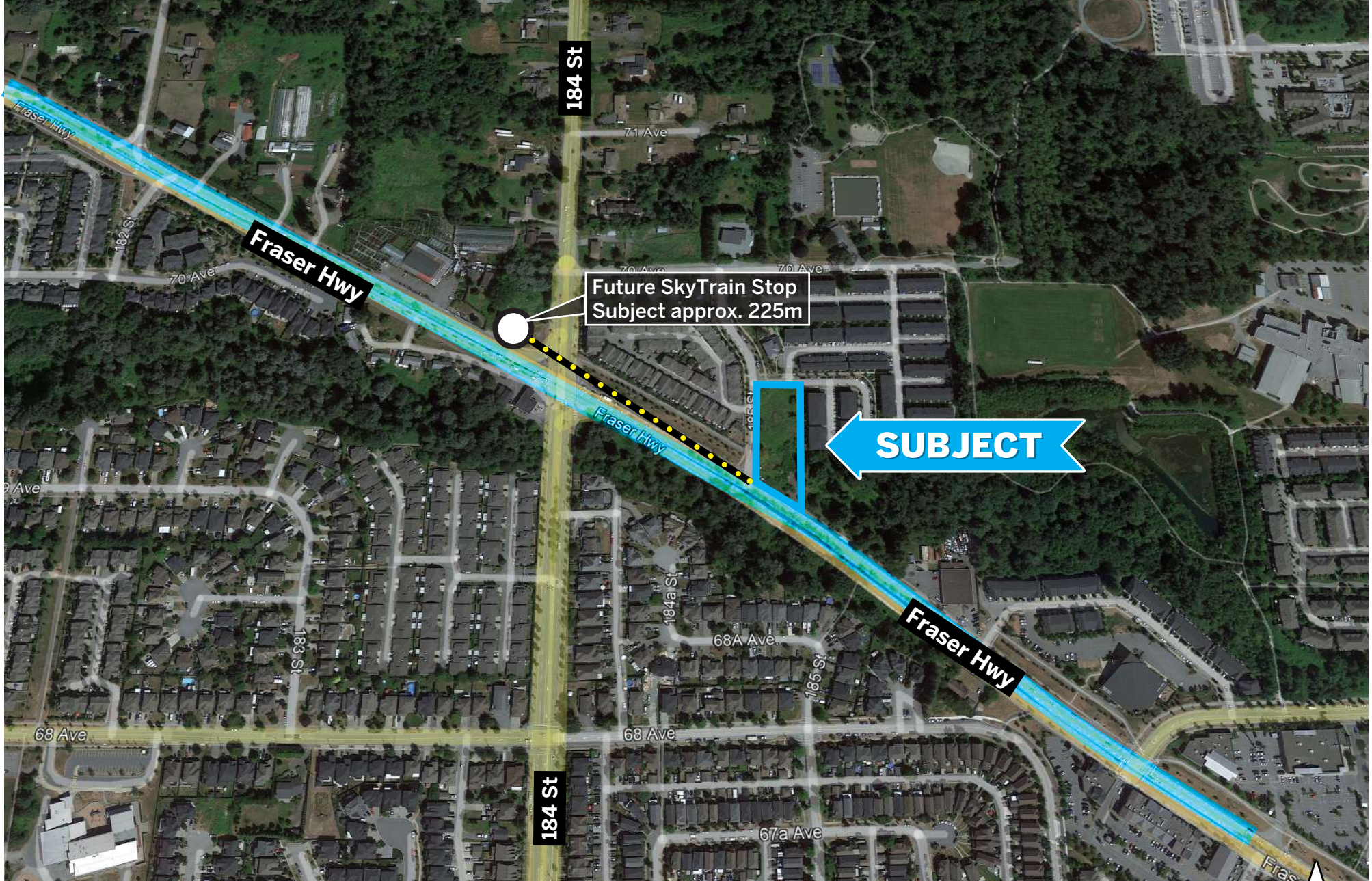


## DIMENSIONS

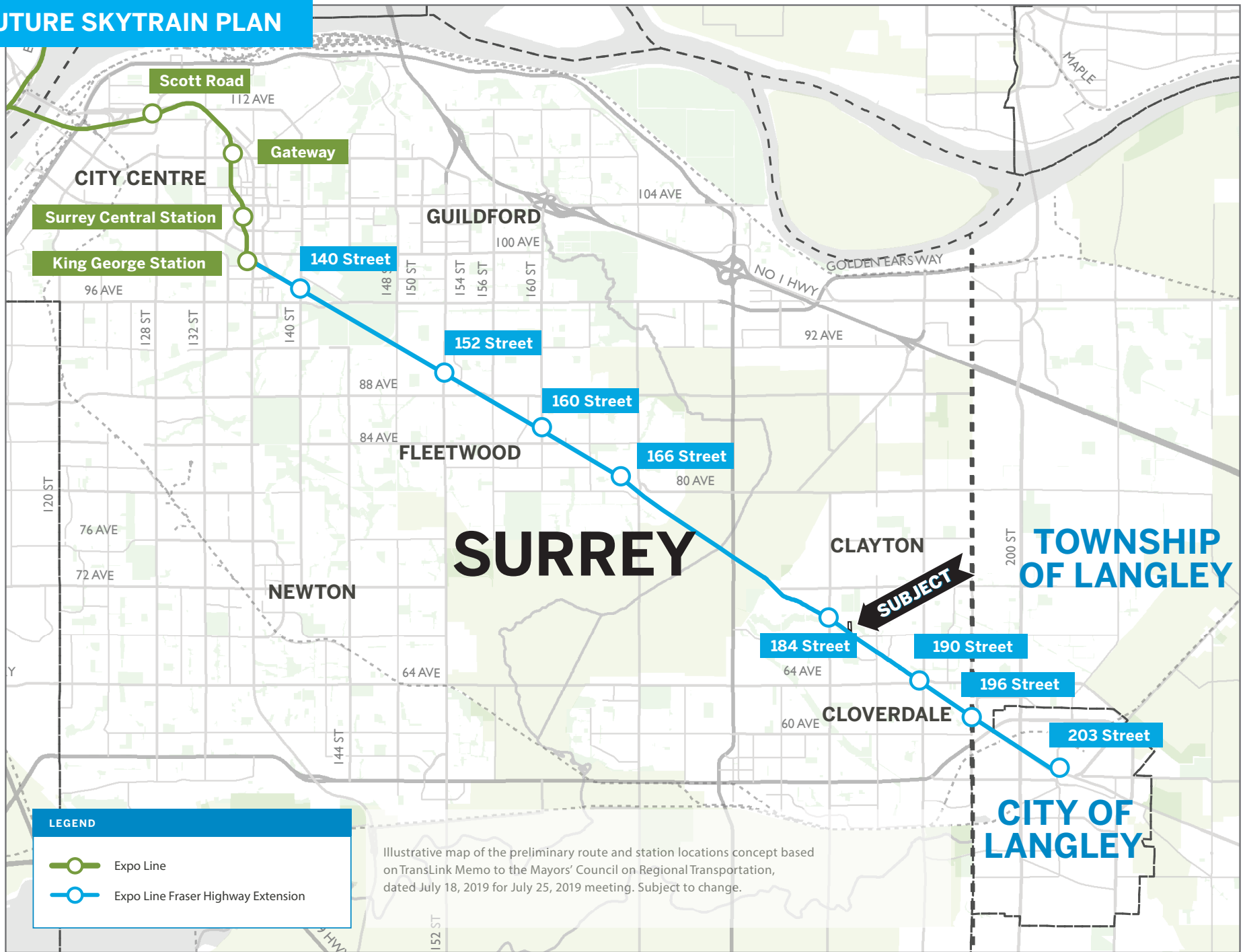
SUBJECT DIMENSIONS SHOWN IN METERS



# SKYTRAIN PROXIMITY



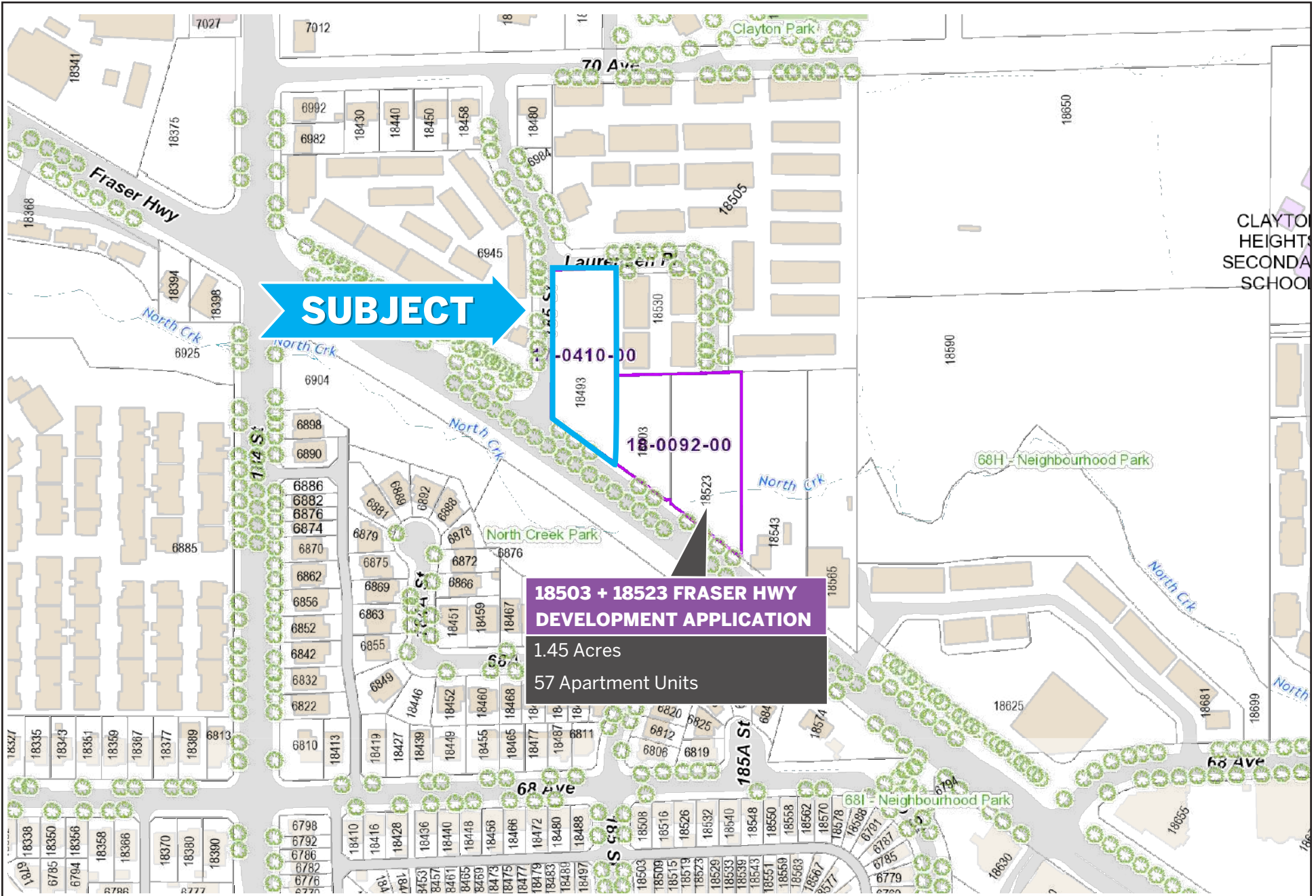
# FUTURE SKYTRAIN PLAN



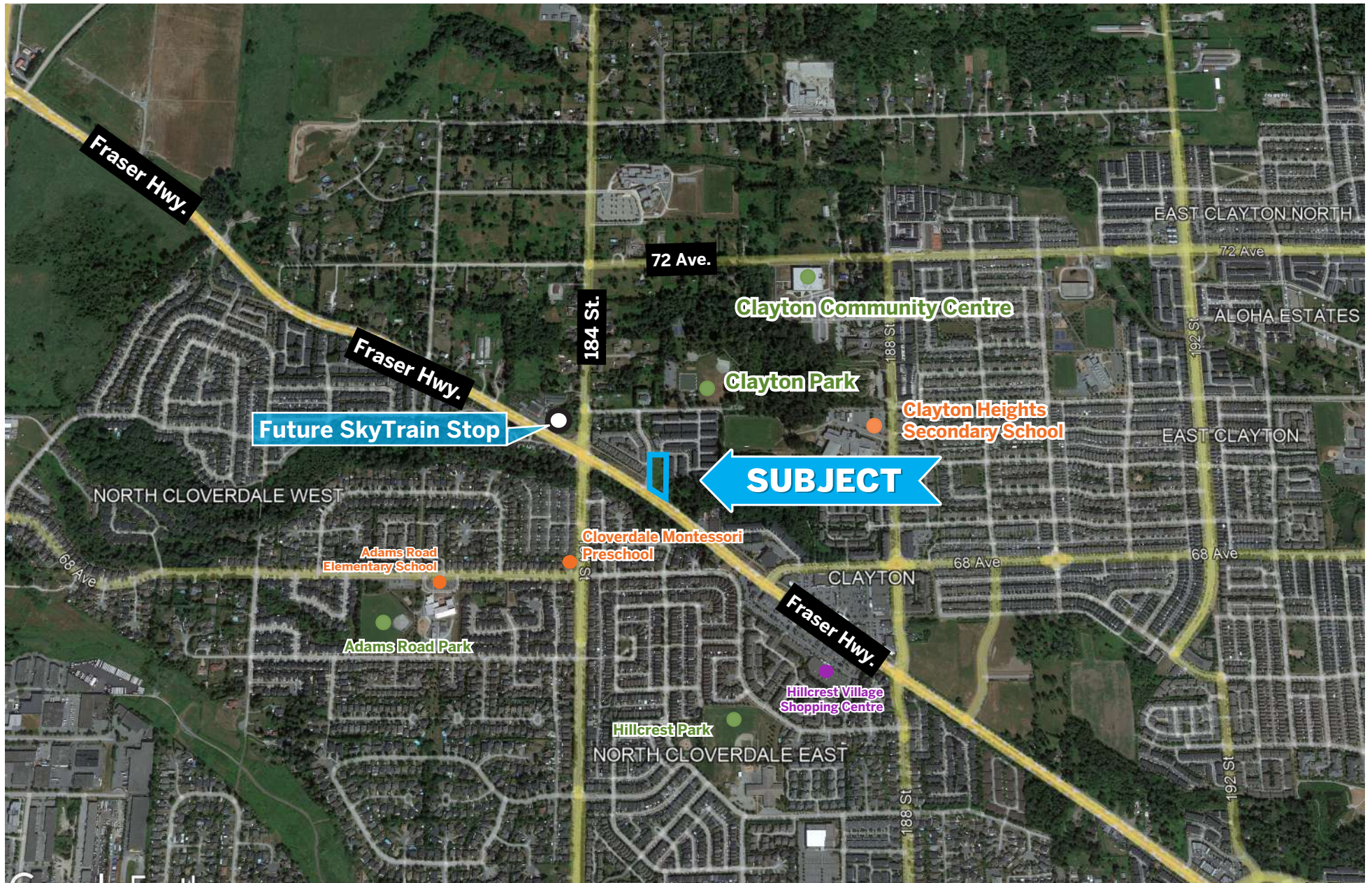
Illustrative map of the preliminary route and station locations concept based on TransLink Memo to the Mayors' Council on Regional Transportation, dated July 18, 2019 for July 25, 2019 meeting. Subject to change.



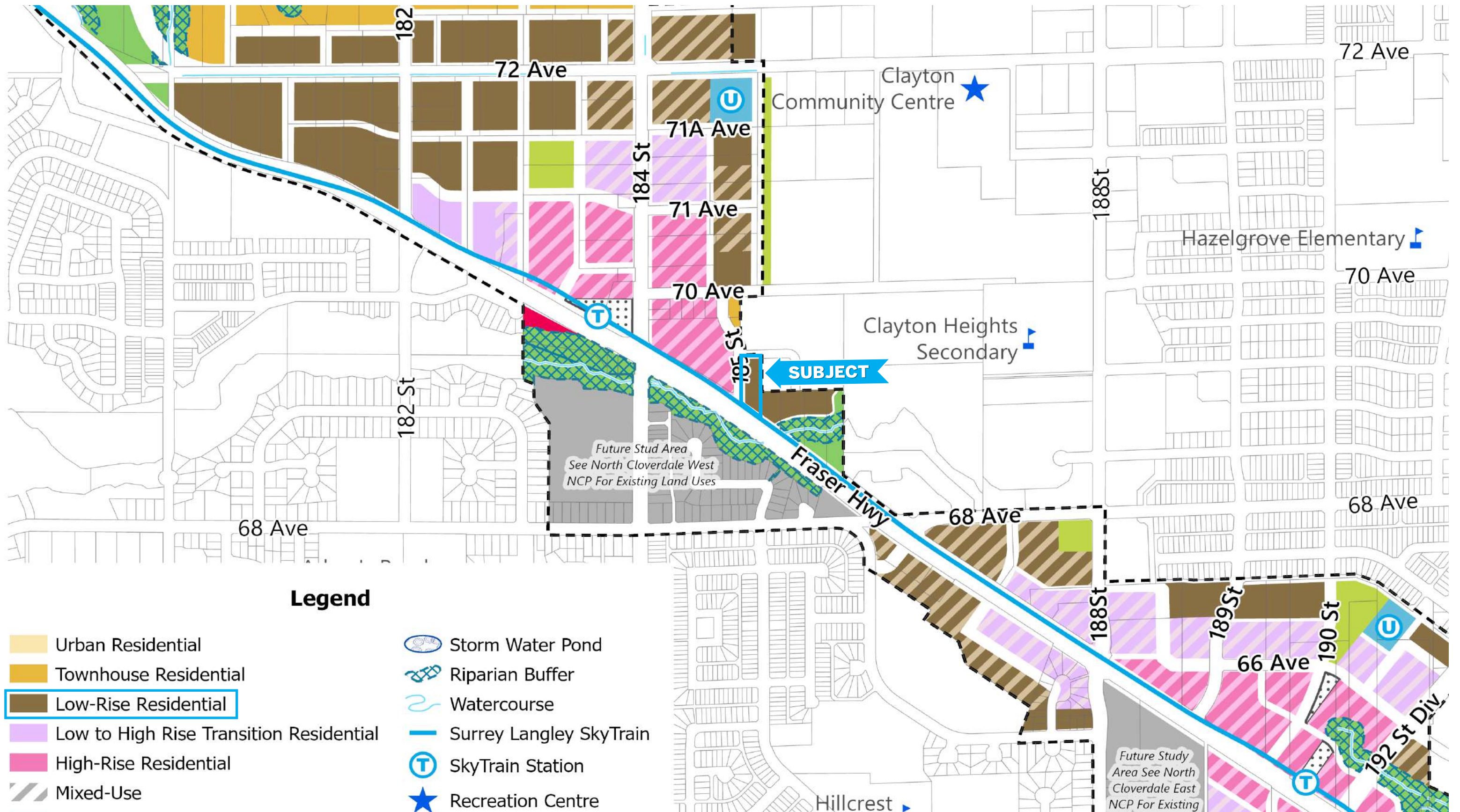
# DEVELOPMENT APPLICATIONS



# AMENITY MAP







**Legend**

- Urban Residential
- Townhouse Residential
- Low-Rise Residential
- Low to High Rise Transition Residential
- High-Rise Residential
- Mixed-Use
- U Storm Water Pond
- R Riparian Buffer
- W Watercourse
- S Surrey Langley SkyTrain
- T SkyTrain Station
- ★ Recreation Centre

# What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at [team@varinggroup.com](mailto:team@varinggroup.com)

