

FOR SALE

6-STOREY MIXED USE MULTIFAMILY SITE

AREA:

Semiahmoo Town Centre

ADDRESS:

2301-2337 152 St.,
Surrey, BC

SIZE:

0.95 Acres

PRICE:

\$8,950,000



SUBJECTS

**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

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VARING

HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

PROPERTY DESCRIPTION

CIVIC ADDRESS: 2301-2337 152 St., Surrey, BC
AREA: Semiahmoo Town Centre
GROSS AREA: 0.95 Acres (Existing 0.82 Acres + Lane Purchase Area 0.12 Acres)
NET AREA: 0.82 Acres

OPPORTUNITY:

- Approx. 1-Acre Approved - 3rd Reading Condo Site in the growing King George Highway Corridor. Designated for Six-Story Mixed-Use Development: Multifamily residential above, commercial/retail at grade.
- As per the draft site plan in the below link:
 - **Gross Buildable Area:** 94,602.11 sq.ft.
 - **No. of Condo Units:** 100
 - **Unit Size:** 450 sq.ft - 1,000 sq.ft
 - **Retail/Commercial Area at grade:** 11,931.8 sq.ft.
 - **Parking Stalls:** 9 at-grade commercial stalls & 197 underground residential stalls
- Prime Corner Location offering exceptional visibility and access from both 152 Street and King George Boulevard. Minutes from Southpoint Exchange Mall, major transit routes, and Highway 99 access.

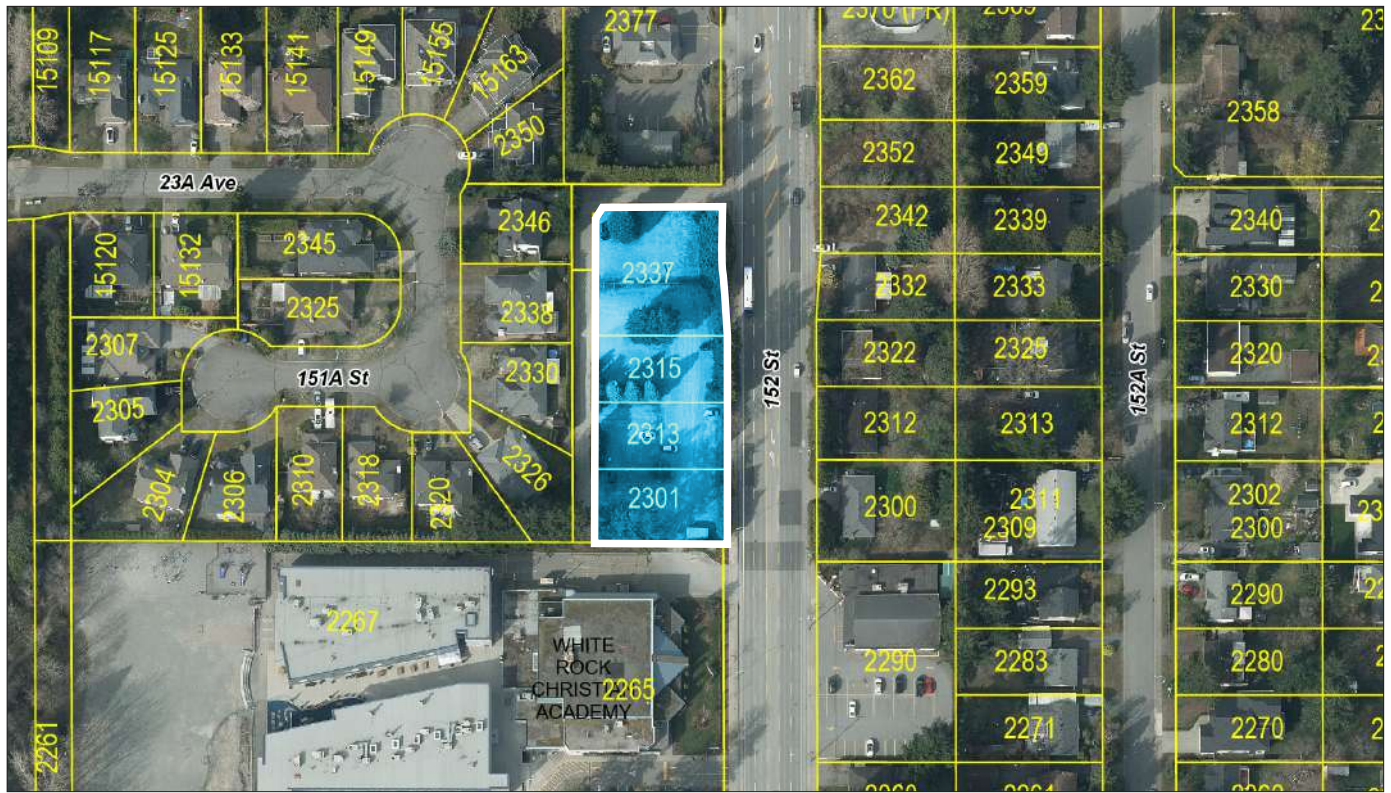
DD DOCUMENTS:

The following due diligence documents are available at the link provided:

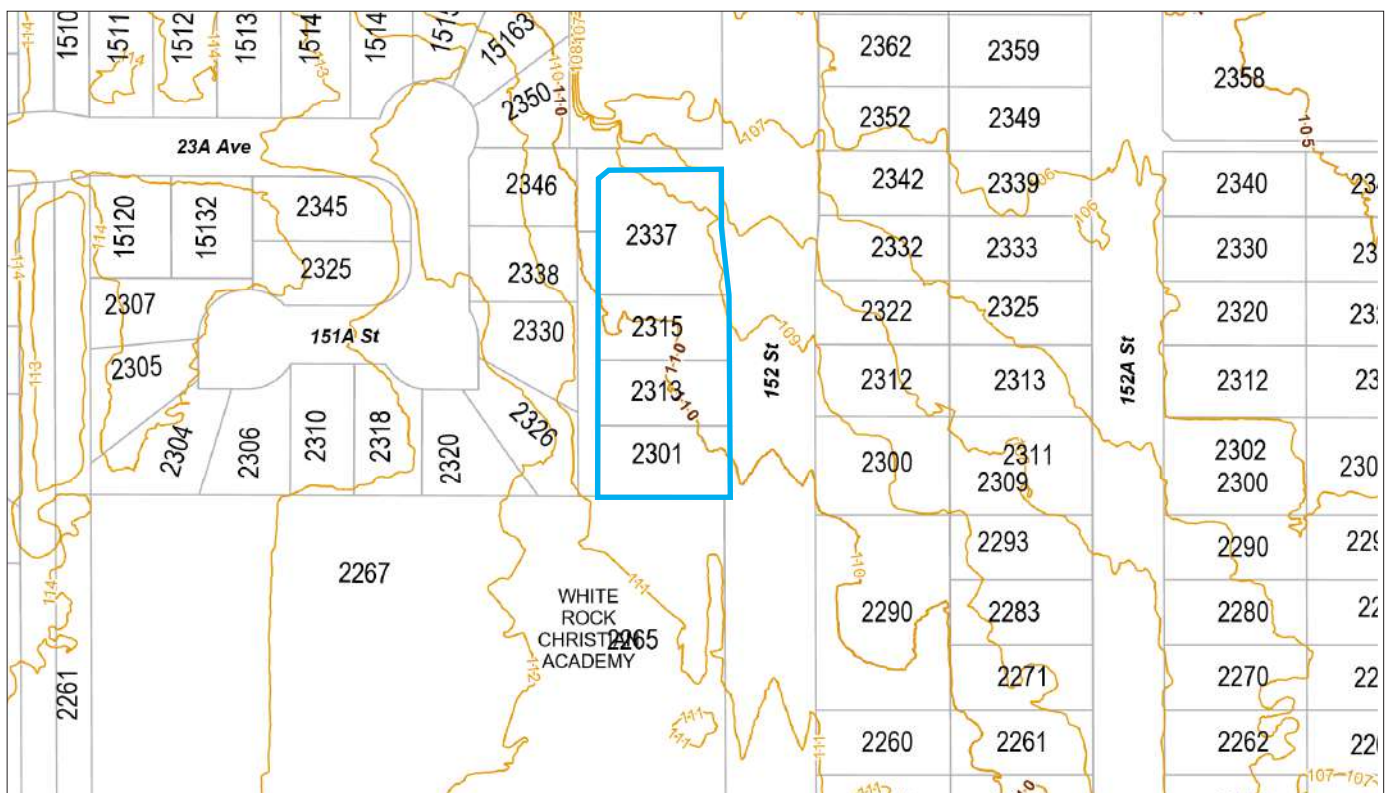
- Architectural Drawings
- Copy of 3rd Reading PLA
- Geotech Report
- Environmental Report
- Offsite Plan

[CLICK HERE FOR A LIVE DD LINK](#)

AERIAL VIEW



TOPOGRAPHY



The map displays the following lot addresses:

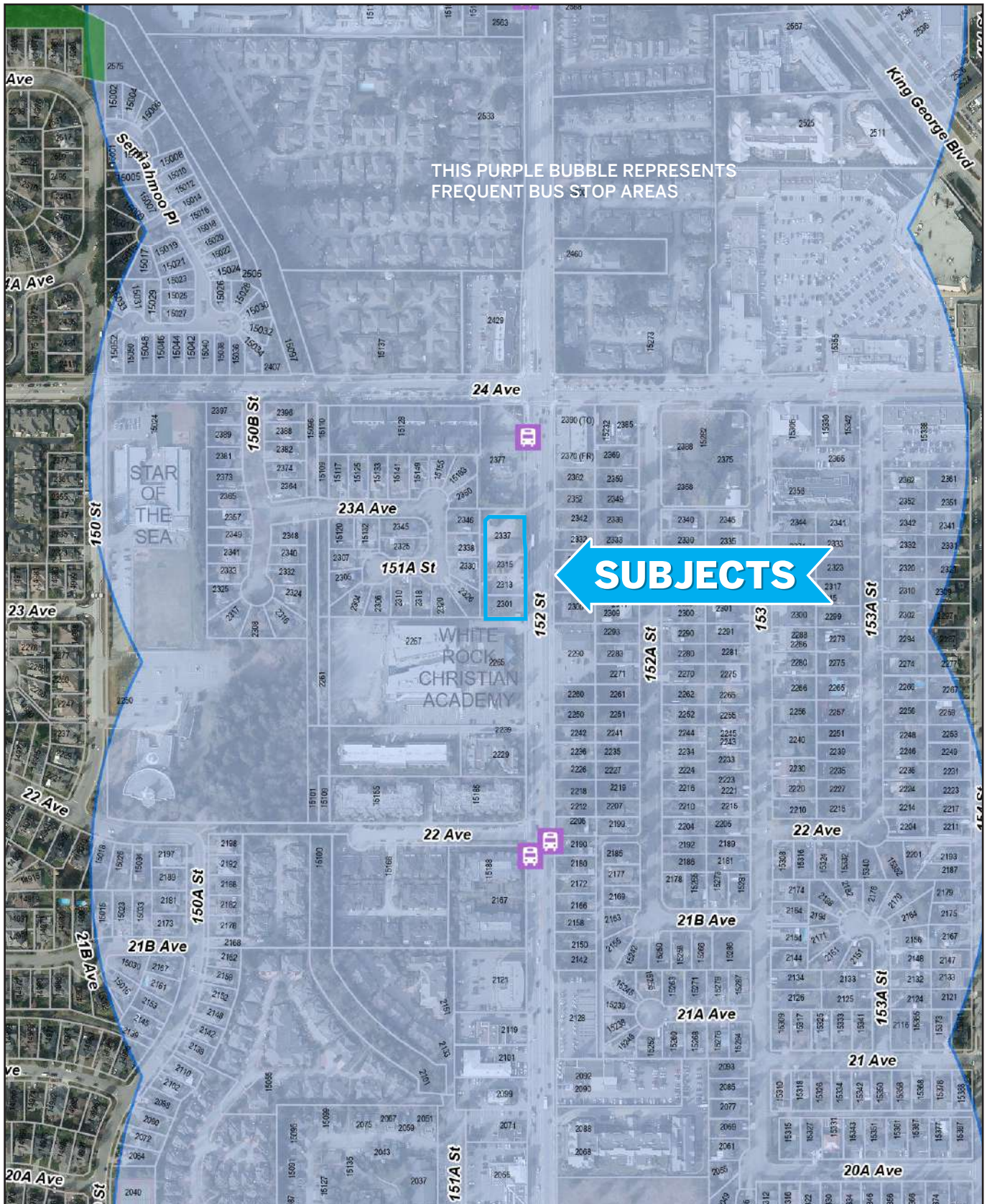
- Top row: 15109, 15117, 15125, 15133, 15141, 15149, 15155, 15163, 2377
- Second row: 2350, 2377, 2377 (FR), 2369
- Third row: 2346, 2346, 2362, 2359
- Fourth row: 2338, 2338, 2352, 2349
- Fifth row: 2330, 2330, 2342, 2339
- Sixth row: 2332, 2332, 2332, 2333
- Seventh row: 2322, 2322, 2322, 2325
- Eighth row: 2312, 2312, 2312, 2313
- Ninth row: 2300, 2300, 2300, 2311, 2309
- Tenth row: 2290, 2290, 2290, 2293, 2283
- Eleventh row: 2271, 2271, 2271, 2271, 2271

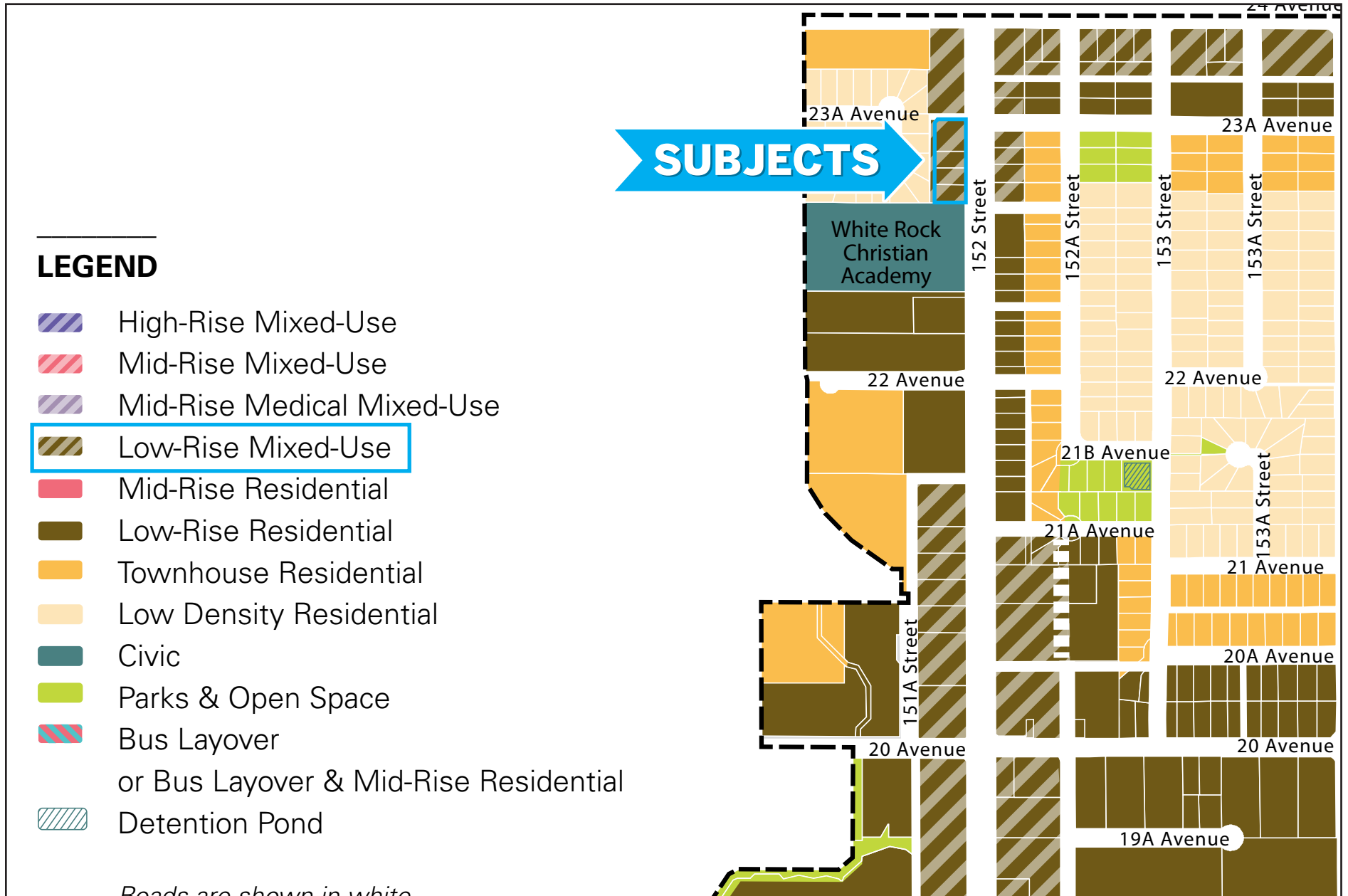
Other addresses visible on the map include 2345, 2325, 2307, 2305, 2304, 2306, 2310, 2318, 2320, 2326, 2267, 2265, 2261, 2377, 2350, 2346, 2338, 2330, 2332, 2322, 2312, 2300, 2309, 2293, 2283, 2271, 2340, 2330, 2320, 2312, 2302, 2300, 2290, 2280, 2270.

The map displays a residential street grid with the following details:

- Streets:** 23A Ave, 151A St, and 152 St.
- Highlighted Block (Blue Box):**
 - 2301 (36.57)
 - 2313 (18.32)
 - 2315 (18.29)
 - 2337 (36.48)
- Other Lots and Addresses:**
 - 2310 (18.00), 2318 (19.12), 2320 (11.30)
 - 2325 (13.78), 2345 (44.57)
 - 2338 (21.65), 2346 (22.27)
 - 2332 (37.95), 2342 (36.73)
 - 2300 (37.94), 2312 (20.11), 2322 (18.27)

FREQUENT BUS STOP AREAS





DEVELOPMENT DATA					
LEGAL DESCRIPTION					
LOT 18 SECTION 15 TOWNSHIP 1 PLAN NWP72921 NWD, LOT A SECTION 15 TOWNSHIP 1 PLAN NWP20446 NWD, LOT 17 SECTION 15 TOWNSHIP 1 PLAN NWP72921 NWD, LOT 16 SECTION 15 TOWNSHIP 1 PLAN NWP72921 NWD					
CIVIC ADDRESS					
2337, 2315, 2313 & 2301 - 152 ST., SURREY					
ZONING INFORMATION					
ZONE					
EXISTING	RF				
PROPOSED	CD				
LOT AREA					
EXISTING SITE AREA (A)		35,857.12 Sq.Ft.	3,331.21 Sq.M.	0.82 ac	0.33 ha
LANE PURCHASE AREA (B)		5,337.73 Sq.Ft.	495.89 Sq.M.	0.12 ac	0.05 ha
GROSS SITE AREA (A+B)		41,193.21 Sq.Ft.	3,826.94 Sq.M.	0.95 ac	0.38 ha
DEDICATIONS		5,058.16 Sq.Ft.	469.91 Sq.M.	0.12 ac	
NET SITE AREA		36,135.05 Sq.Ft.	3,357.03 Sq.M.	0.83 ac	0.34 ha
BUILDING HEIGHT					
PROPOSED	21.16 M.	69.42 ft	6 STOREYS		
SETBACK					
NORTH	(FROM LANE) - FOR LVLS 1-3		4.51 M.	14.79 ft	
	(FROM LANE) - FOR LVLS 4-5		5.27 M.	17.29 ft	
SOUTH	(FROM NEIGHBORING LOT) - FOR LVLS 1-3		5.32 M.	17.46 ft	
	(FROM NEIGHBORING LOT) - FOR LVLS 4-5		7.66 M.	25.13 ft	
EAST	(FROM 152 ST.) FOR LVLS 1-4		3.02 M.	9.92 ft	
	(FROM 152 ST.) FOR LVLS 5-6		5.01 M.	16.42 ft	
WEST	(FROM NEIGHBORING LOT TO BUILDING) FOR LVLS 1-3		12.03 M.	39.46 ft	
	(FROM NEIGHBORING LOT TO BUILDING) FOR LVL 4-6		13.55 M.	44.46 ft	

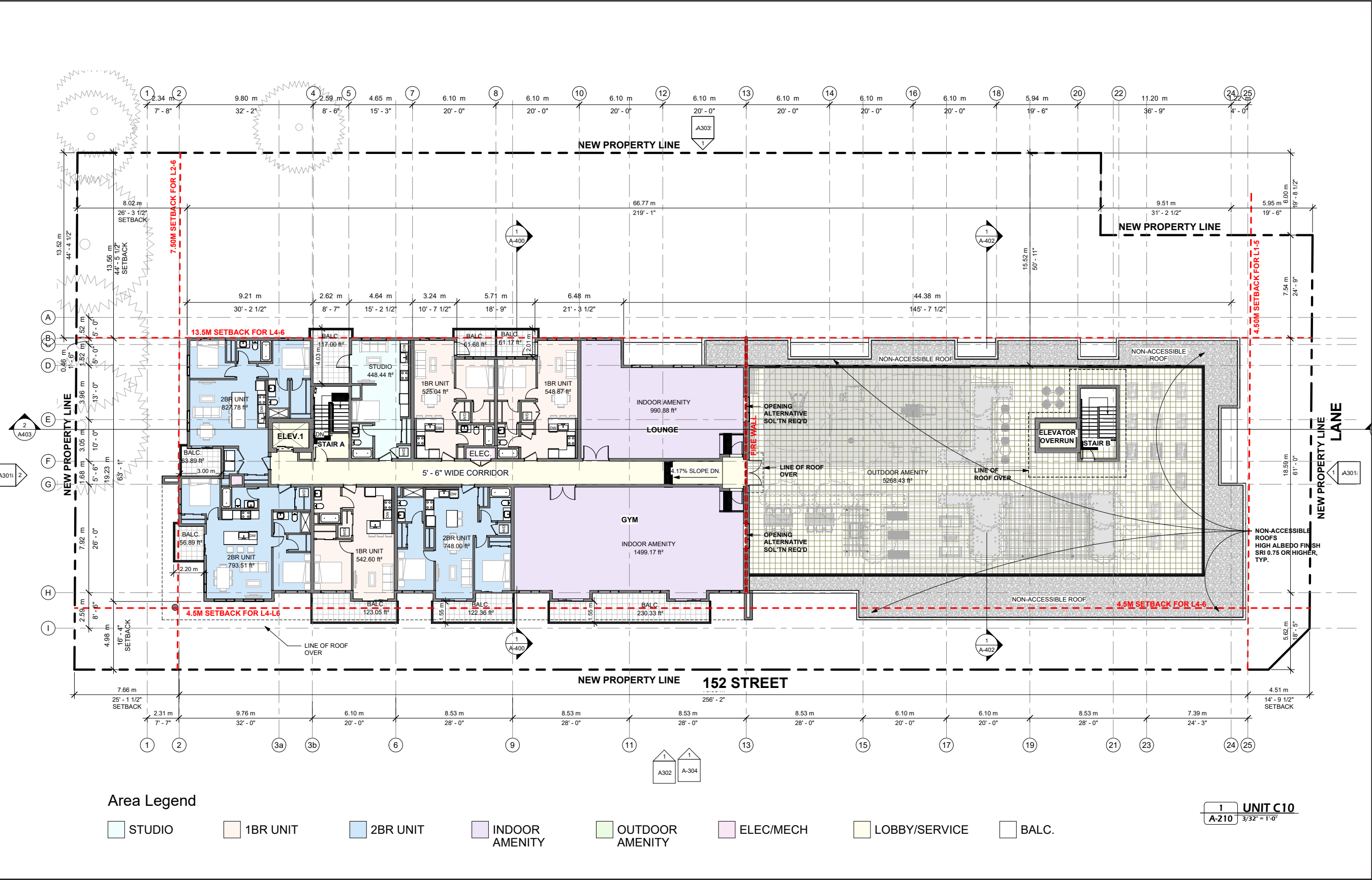
OFF STREET PARKING					
RESIDENTIAL					
UNIT TYPE		NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
1BEDRM./STUDIO		55	1.3	71.5	71.5
2/3BEDRM.	45.0%	45	1.5	67.5	67.5
TOTAL UNITS		100	0.2	20	20
NO. OF PARKING REQUIRED(INCLUDING VISITOR PARKING)					159
COMMERCIAL					
	AREA	CARS PER SM	NO. OF CARS	SAY	
COMMERCIAL UNIT AREA	11,981.64 Sq. Ft.	3.00 PER 100 Sq. M.	33.4	33	
TOTAL PARKING REQUIRED				192	
PARKING SCHEDULE					
AT GRADE FOR COMMERCIAL				9 STALLS	
U/G PARKADE				197 STALLS	
TOTAL PARKING PROVIDED				206 STALLS	
BICYCLE SPACES					
NO. OF U/G BICYCLE SPACES REQUIRED		1.2 /D.U.		120	
AT GRADE FOR VISITORS				6	
U/G PARKADE				176	
TOTAL BIKE SPACES PROVIDED				182	

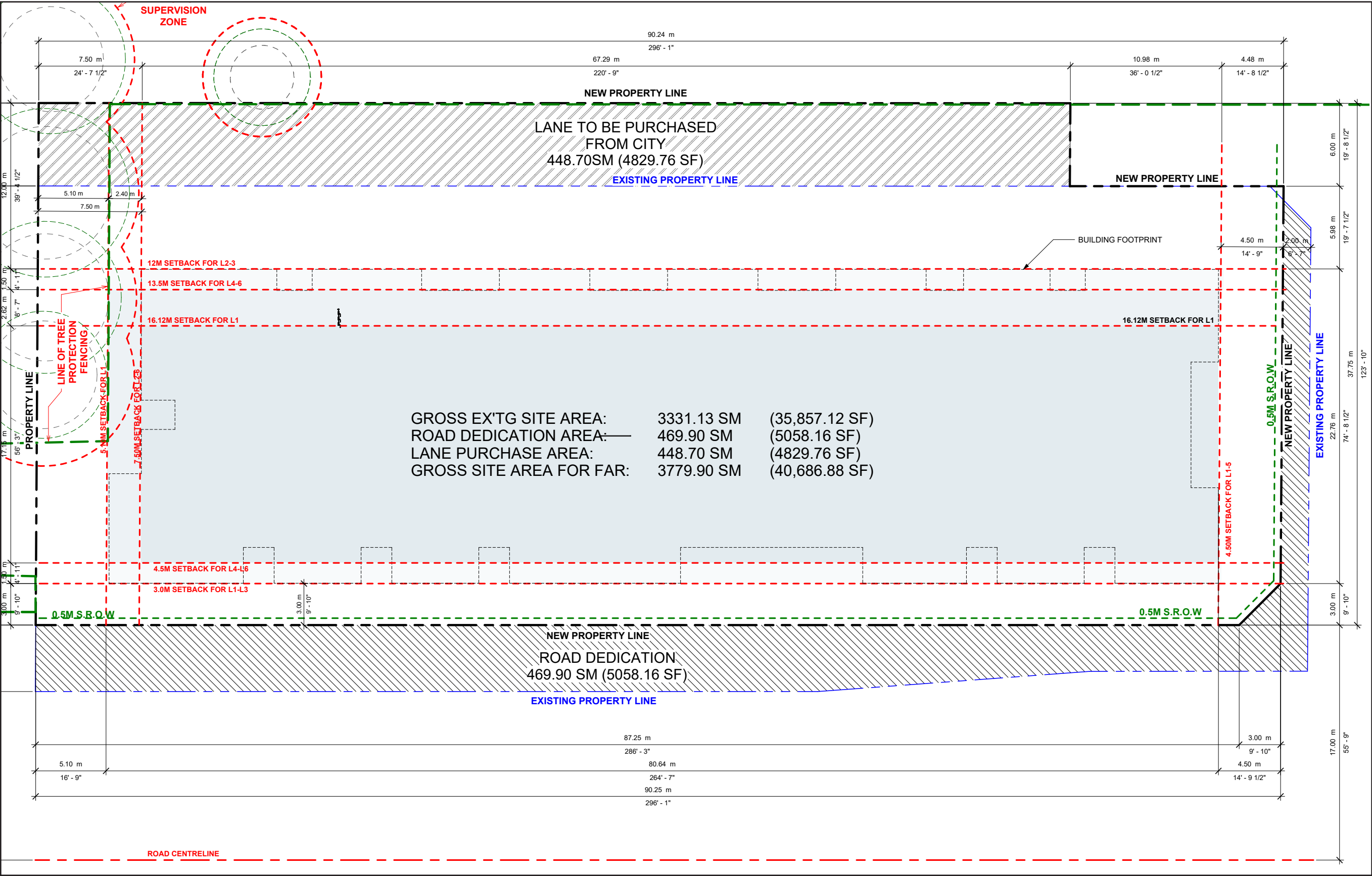
AMENITY SPACE						
OUTDOOR AMENITY		UNITS	AREA PER UNIT	AREA		
REQUIRED	UNITS OVER 35 Sq.M.	100	3.00 Sq.M.	300.00 Sq. M.	3,229.20 Sq.Ft.	
PROVIDED		ROOF TOP AMENITY		561.99 Sq. M.	6,049.41 Sq.Ft.	
INDOOR AMENITY						
REQUIRED	UNITS OVER 35 Sq.M.	100	3.00 Sq.M.	300.00 Sq. M.	3,229.20 Sq.Ft.	
PROVIDED					2,485.11 Sq.Ft.	
76.96%						
COMMERCIAL RETAIL UNITS						
CRU 1 - 9		11,931.80 Sq.Ft.		1,108.49 Sq.M.		
TOTAL COMMERCIAL AREA		11,931.80 Sq.Ft.		1,108.49 Sq.M.		

F.A.R		
LEVEL 1	1,257.18 Sq.M.	13,532.66 Sq.Ft.
LEVEL 2	692.52 Sq.M.	7,454.47 Sq.Ft.
LEVEL 3	1,662.86 Sq.M.	17,899.42 Sq.Ft.
LEVEL 4	1,662.86 Sq.M.	17,899.42 Sq.Ft.
LEVEL 5	1,385.65 Sq.M.	14,915.50 Sq.Ft.
LEVEL 6	1,375.63 Sq.M.	14,807.69 Sq.Ft.
PENTHOUSE	520.97 Sq.M.	5,607.81 Sq.Ft.
INDOOR AMENITY	230.87 Sq.M.	2,485.14 Sq.Ft.
TOTAL (AMENITY INCLUDED)	8,788.54 Sq.M.	94,602.11 Sq.Ft.
TOTAL (AMENITY EXCLUDED)	8,557.67 Sq.M.	92,116.97 Sq.Ft.
F.A.R (ON GROSS SITE AREA)		2.26

RESIDENTIAL BUILDING										
UNIT SCHEDULE		UNIT TYPE								
FLOOR		LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	PENTHOUSE	AREA PER UNIT	TOTAL AREA	
UNIT A	STUDIO				1	1	1	41.09 Sq.M.	442.32 Sq.Ft.	123.28 Sq.M.
UNIT B1 (ADAPT.)	1-BED RM.				4	4	1	50.34 Sq.M.	541.85 Sq.Ft.	453.05 Sq.M.
UNIT B2	1-BED RM.				3	3	1	50.90 Sq.M.	547.94 Sq.Ft.	356.33 Sq.M.
UNIT B2a	1-BED RM.				2	2	1	48.74 Sq.M.	524.62 Sq.Ft.	243.69 Sq.M.
UNIT B2b	1-BED RM.				2	2		50.29 Sq.M.	541.34 Sq.Ft.	201.17 Sq.M.
UNIT B3	1-BED RM.				1	1		45.53 Sq.M.	490.04 Sq.Ft.	91.05 Sq.M.
UNIT B4	1-BED RM.		1	1				57.34 Sq.M.	617.18 Sq.Ft.	114.67 Sq.M.
UNIT B5 (ADAPT.)	1-BED RM. + DEN	1	3	3				59.76 Sq.M.	643.21 Sq.Ft.	418.29 Sq.M.
UNIT B5a (ADAPT.)	1-BED RM. + DEN		2	2				59.21 Sq.M.	637.29 Sq.Ft.	236.82 Sq.M.
UNIT B6	1-BED RM. + DEN	1	2	2				57.75 Sq.M.	621.65 Sq.Ft.	288.76 Sq.M.
UNIT B6a	1-BED RM. + DEN	1						59.49 Sq.M.	640.33 Sq.Ft.	59.49 Sq.M.
UNIT B7	1-BED RM.	1						47.80 Sq.M.	514.51 Sq.Ft.	47.80 Sq.M.
UNIT B8 (ADAPT.)	1-BED RM.	1	2	2				57.59 Sq.M.	619.89 Sq.Ft.	287.95 Sq.M.
UNIT C1	2-BED RM.	1	1	1				64.58 Sq.M.	695.19 Sq.Ft.	193.75 Sq.M.
UNIT C2	2-BED RM.				2	2	1	69.49 Sq.M.	748.04 Sq.Ft.	347.47 Sq.M.
UNIT C2a	2-BED RM.		1	1	1	1		67.20 Sq.M.	723.38 Sq.Ft.	268.81 Sq.M.
UNIT C2b	2-BED RM.				1	1		69.05 Sq.M.	743.25 Sq.Ft.	138.10 Sq.M.
UNIT C3	2-BED RM.					1	1	73.22 Sq.M.	788.16 Sq.Ft.	146.44 Sq.M.
UNIT C4	2-BED RM.				1	1	1	75.95 Sq.M.	817.52 Sq.Ft.	227.85 Sq.M.
UNIT C5	2-BED RM.				1	1		75.22 Sq.M.	809.69 Sq.Ft.	150.44 Sq.M.
UNIT C6	2-BED RM.				1	1		74.73 Sq.M.	804.36 Sq.Ft.	149.45 Sq.M.
UNIT C7	2-BED RM.				1			83.26 Sq.M.	896.17 Sq.Ft.	83.26 Sq.M.
UNIT C8	2-BED RM. + DEN	1	4	4				83.51 Sq.M.	898.89 Sq.Ft.	751.58 Sq.M.
UNIT C8a	2-BED RM. + DEN		1	1				82.96 Sq.M.	893.03 Sq.Ft.	165.93 Sq.M.
UNIT D1	3-BED RM.	1	1	1				88.13 Sq.M.	948.58 Sq.Ft.	264.38 Sq.M.
UNIT D2	3-BED RM.	1	1	1				83.46 Sq.M.	898.34 Sq.Ft.	250.37 Sq.M.
UNIT D3	3-BED RM.		1	1				97.05 Sq.M.	1,044.60 Sq.Ft.	194.09 Sq.M.
UNIT D4	3-BED RM.		1	1				92.93 Sq.M.	1,000.31 Sq.Ft.	185.86 Sq.M.
TOTAL	100 D.U.	9	21	21	21	21	7			6,440.16 Sq.M.







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

