

FOR SALE

Subject 500m to Future Sky Train Stop

SUBJECT

MULTI-FAMILY DEVELOPMENT SITE

AREA:
Fleetwood – Sky Train Oriented

ADDRESS:
8286 161 St.,
Surrey, BC

SIZE:
0.771 Acres (33,584 SF)

PRICE:
\$6,500,000 (\$80 PBSF @ 2.4 FAR)

**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
MARKETING GROUP

HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.



PROPERTY DESCRIPTION

CIVIC ADDRESS:	8286 161 St., Surrey, BC PID: 031-692-265
NCP:	Fleetwood – Sky Train Oriented (500M to sky train stop)
SIZE:	0.771 Acres (33,584 SF)
PRICE:	\$6,500,000 (\$80 PBSF @ 2.4 FAR)

OPPORTUNITY:

- A flat, fully usable multifamily property in the heart of Fleetwood. Conveniently located and within close proximity to amenities such as Fresh St. Market, Starbucks and the Fleetwood Community Centre.
- Infill property with most of the offsite / City frontage works completed.
- Located 500M of the Future Sky train Station at 160 Street & Fraser Highway.
- Recent conversations with the City of Surrey assume the following:
 - 2.25 – 2.5 FAR
 - Up to 6 stories
- New Proposed Provincial Legislation (TOD) would increase density:
 - To 3.0 FAR
 - Minimum height of eight story's

DUE DILIGENCE DOCUMENTS:

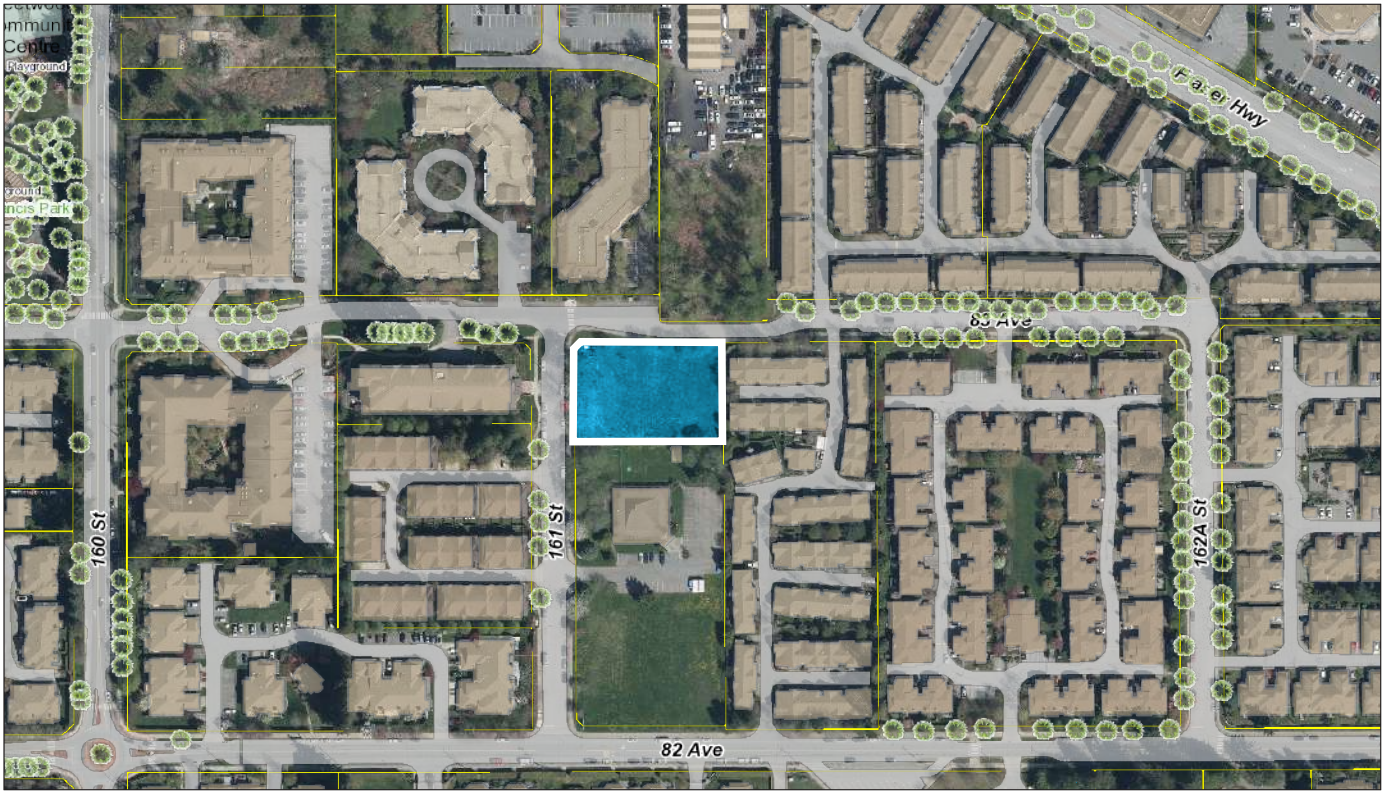
- Arborist
- Survey
- Geo Tech
- Phase 1
- Civil
- RC on title (55 +)
- Tax, title, bc corp

[LINK TO THE DD DOCS: 8268 161 ST - DD DOCS](#)

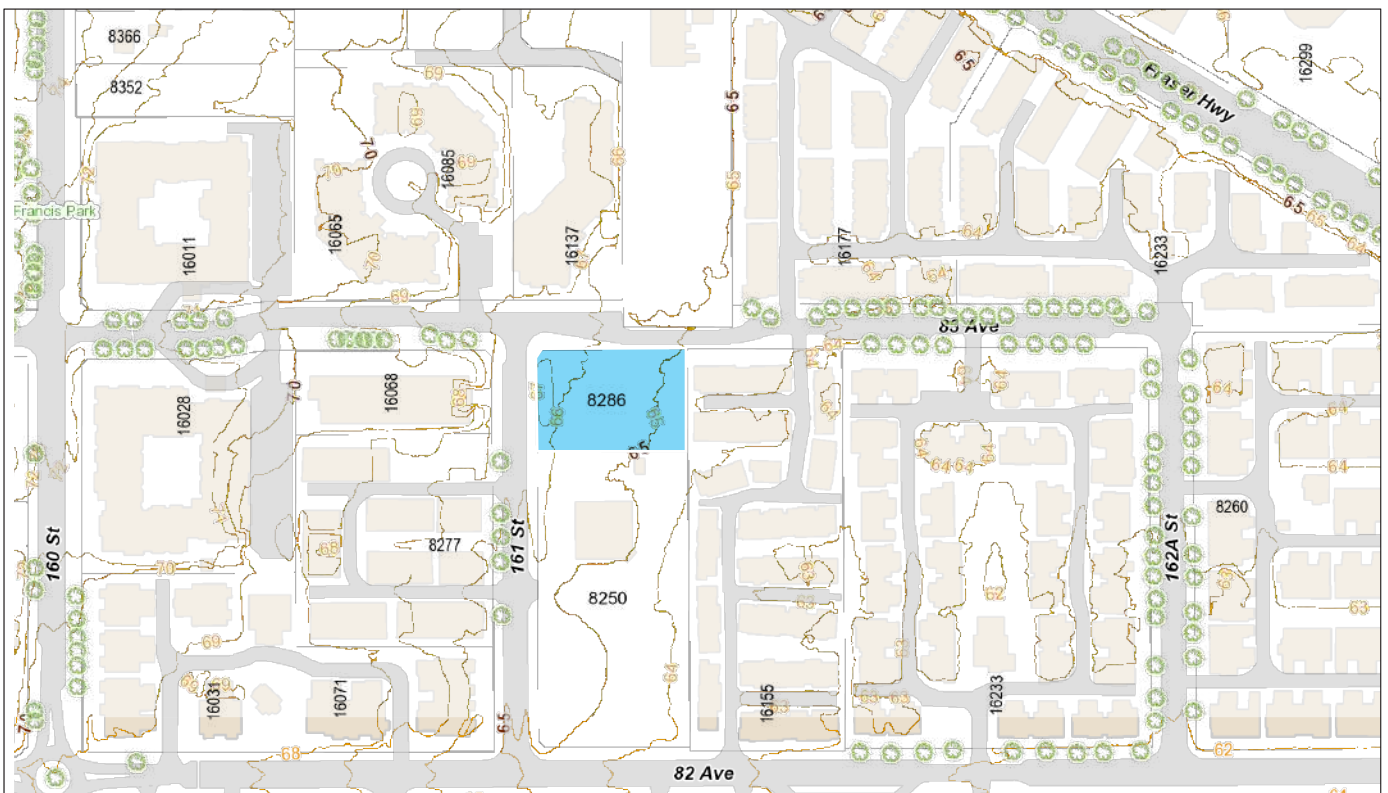
TERMS:

- Short DD
- 10% direct deposit
- Closing within 90 days post removal of conditions

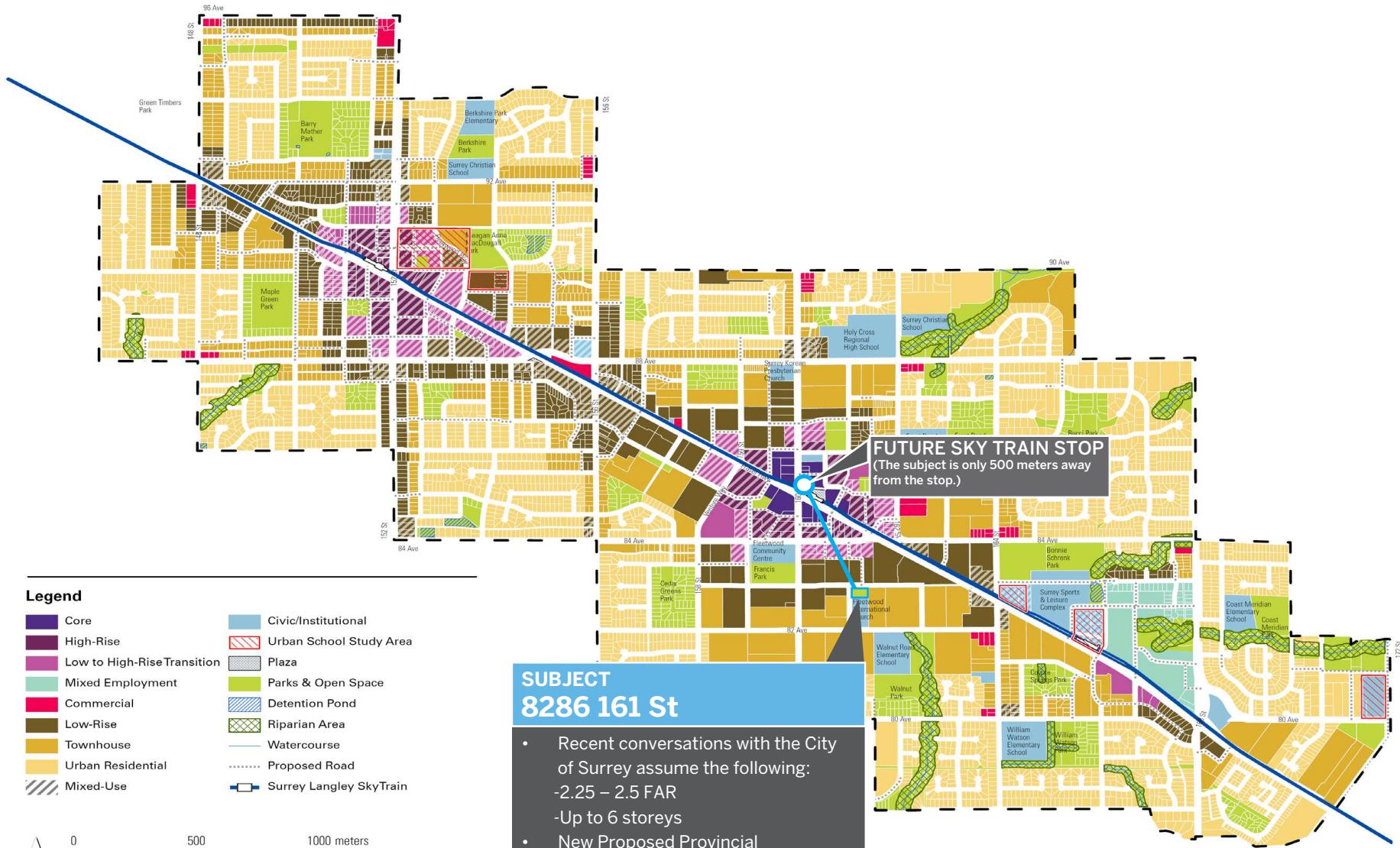
AERIAL VIEW



TOPOGRAPHY



FLEETWOOD LAND USE PLAN



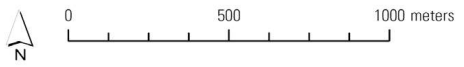
FUTURE SKY TRAIN STOP
(The subject is only 500 meters away from the stop.)

SUBJECT
8286 161 St

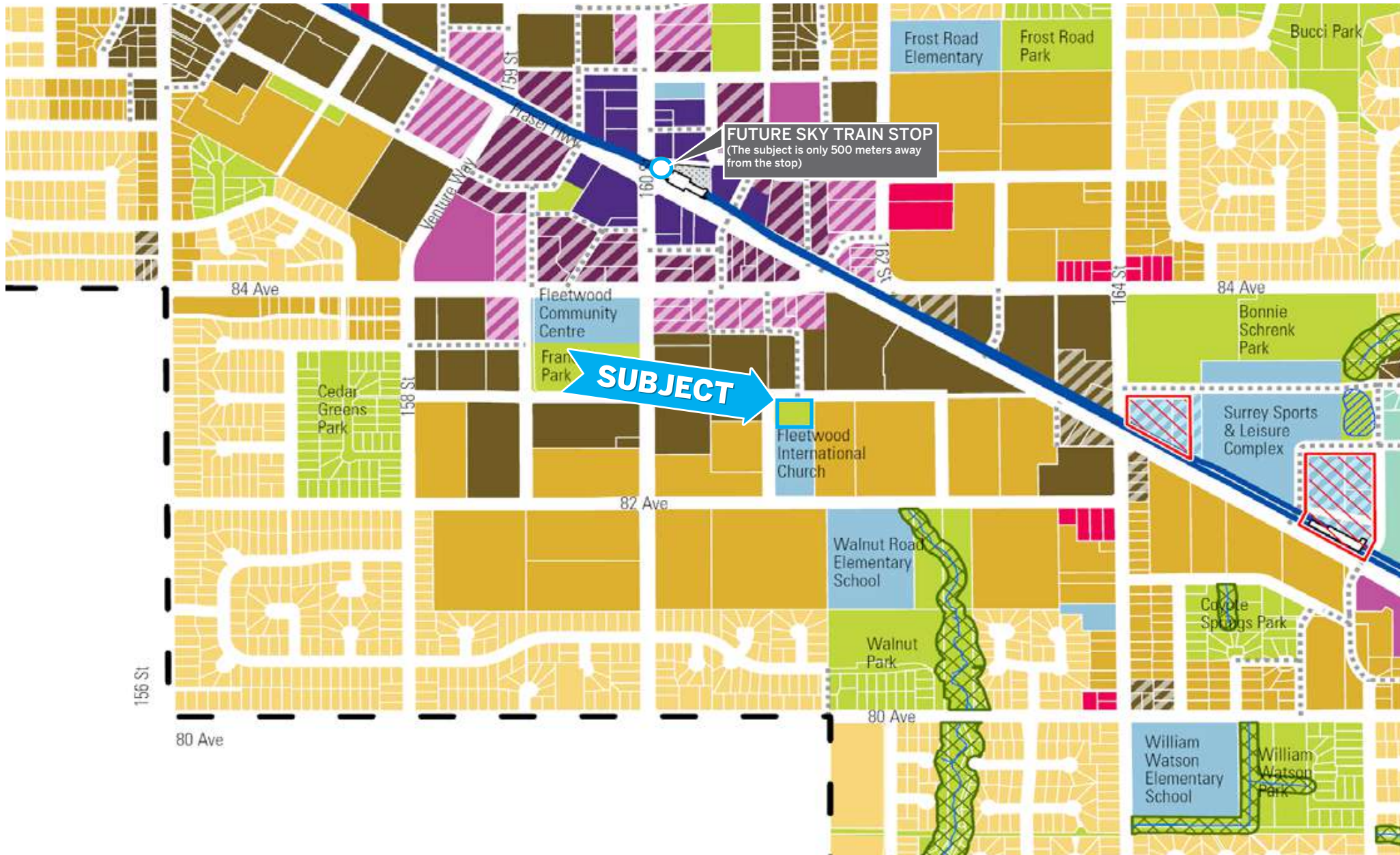
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Legend

Core	Civic/Institutional
High-Rise	Urban School Study Area
Low to High-Rise Transition	Plaza
Mixed Employment	Parks & Open Space
Commercial	Detention Pond
Low-Rise	Riparian Area
Townhouse	Watercourse
Urban Residential	Proposed Road
Mixed-Use	Surrey Langley SkyTrain



FLEETWOOD LAND USE PLAN - CLOSE UP



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

