

FOR SALE



FUTURE DEVELOPMENT SITE

AREA:

Anniedale-Tynehead

ADDRESS:

9095 187 St.,
Surrey, BC

SIZE:

5 Acres

PRICE:

\$8,100,000

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

Joe Varing - Personal Real Estate Corporation Ltd.

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

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HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

PROPERTY DESCRIPTION

CIVIC ADDRESS: 9095 187 St., Surrey, BC

SIZE: 5 Acres

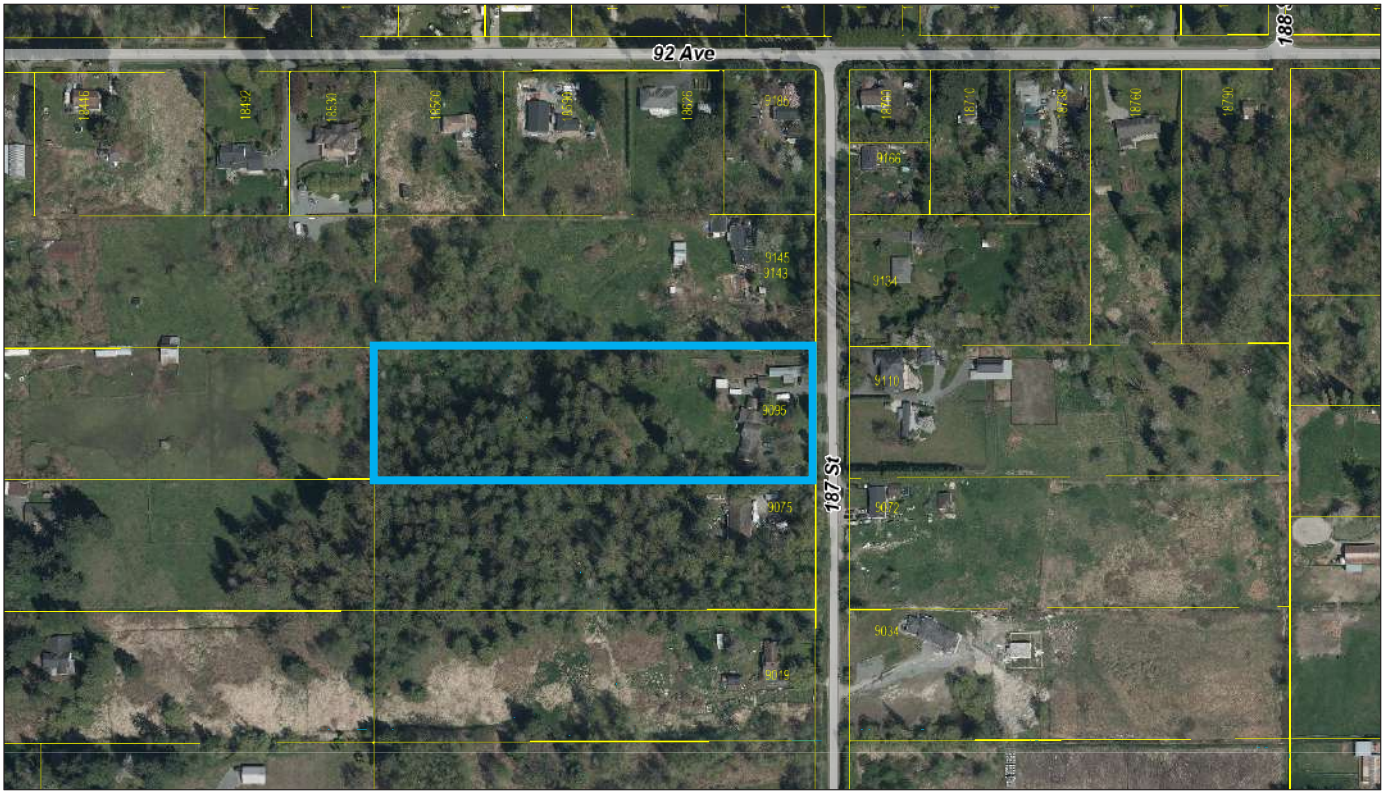
NCP: Anniedale-Tynehead

PRICE: \$8,100,000

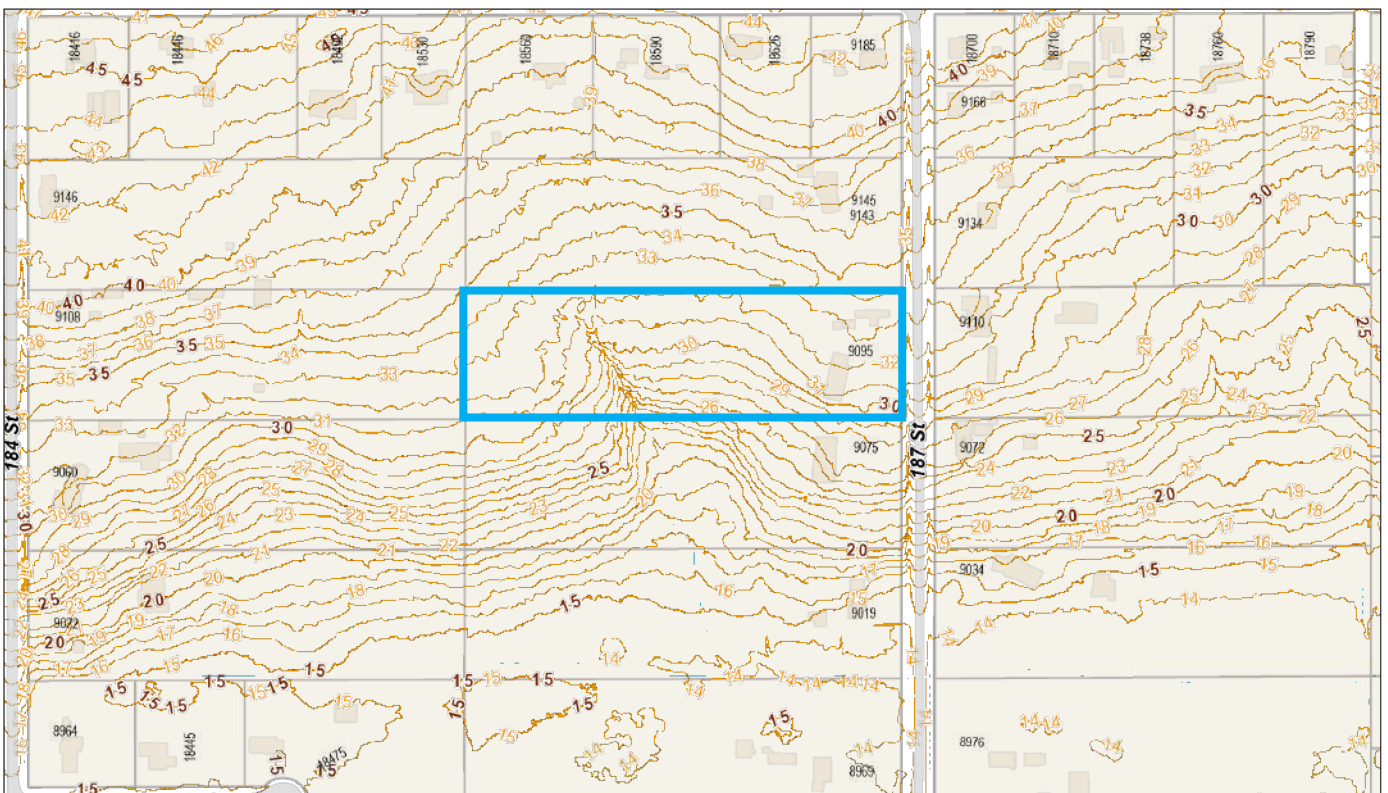
OPPORTUNITY:

- Designated as Urban Residential and Partial Business Park in the latest draft of the Anniedale-Tynehead Land Use Plan, as of March 2024.
- Highway 1 is a quick drive northeast; easy access to Pacific Highway Border Crossing.
- Future Skytrain Extension proposes a stop at 184 St and Fraser Hwy which is around 5 km away.
- Frost Road Elementary, Serpentine Heights Elementary, Coast Meridian Elementary and Port Kells Elementary are close by children's schools. North Surrey Secondary, École Salish Secondary, Fraser Heights Secondary and Fleetwood Park Secondary, Holy Cross High school, Lord Tweedsmuir Secondary and Clayton Heights Secondary are nearby schools for older children.
- Surrey Sports and Leisure Centre is a beautiful facility, on 168 St and Fraser Highway. It has swimming pool, ice arena and weight room.
- Fleetwood Park Village and Guildford Town Centre Shopping malls both offers lots of shops and services within 15 mins. Grandview Corners Shopping, Willowbrook Shopping Centre, and Coquitlam Centre shopping are all 20 minutes away.
- Surrounding Golf courses are Belmont Golf Course, Fort Langley Golf Course, Redwoods Golf Course, Northview Golf & Country Club, Surrey Golf Club and Guilford Golf Club.
- Property is a short walk to Tynehead Regional Park with 14.4 km of forest trails, a 6.3 km bike trail. Tynehead Park is 260 hectares. The pedestrian greenway connects before 96 Ave making it very close.

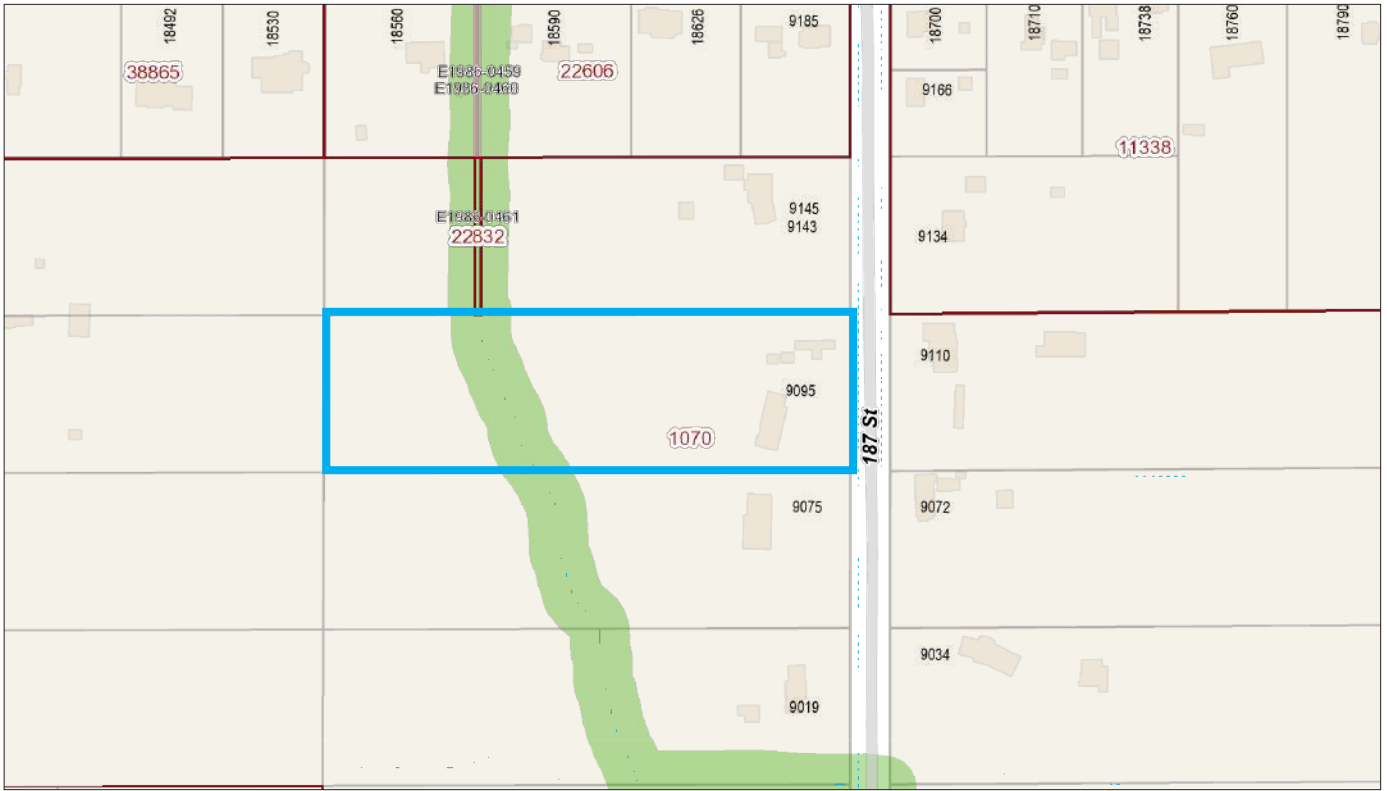
AERIAL VIEW



TOPOGRAPHY

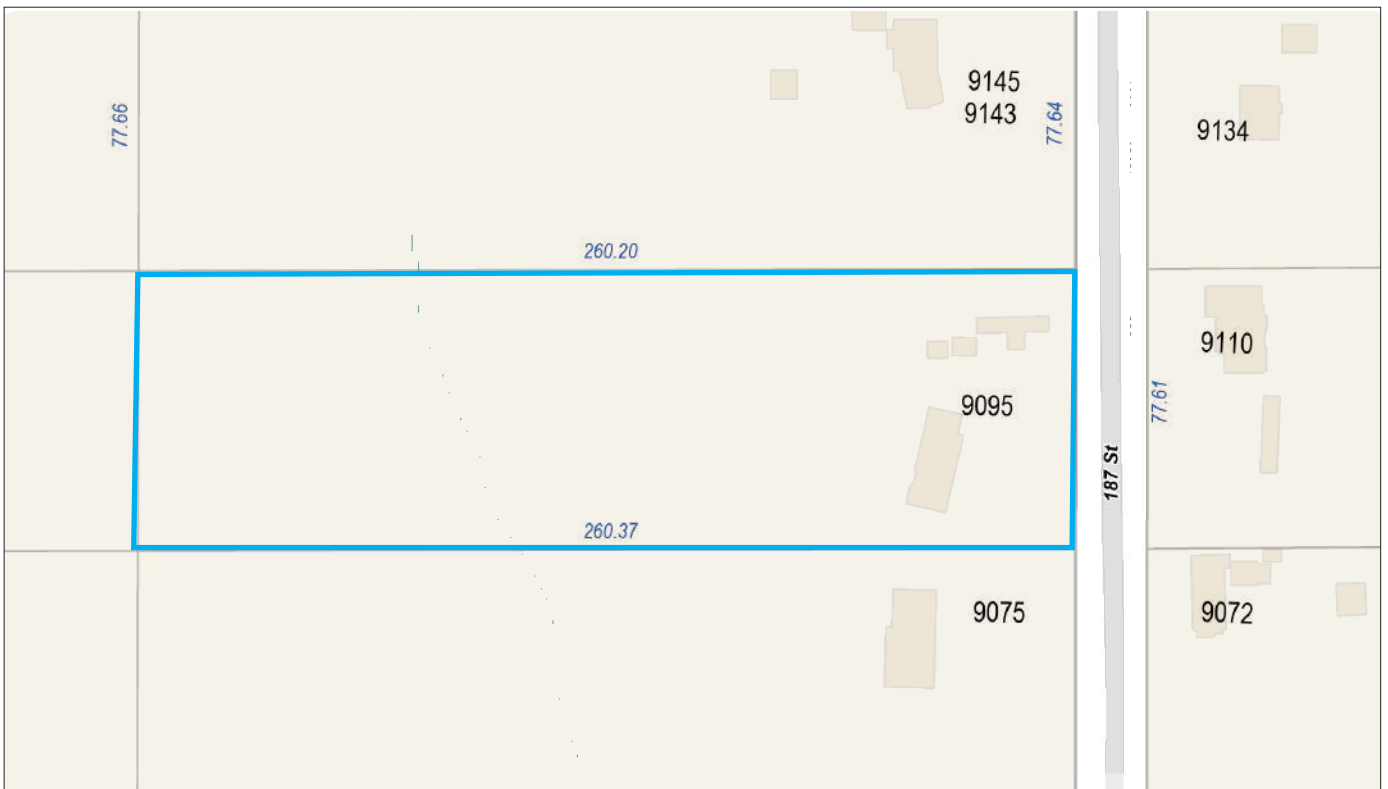


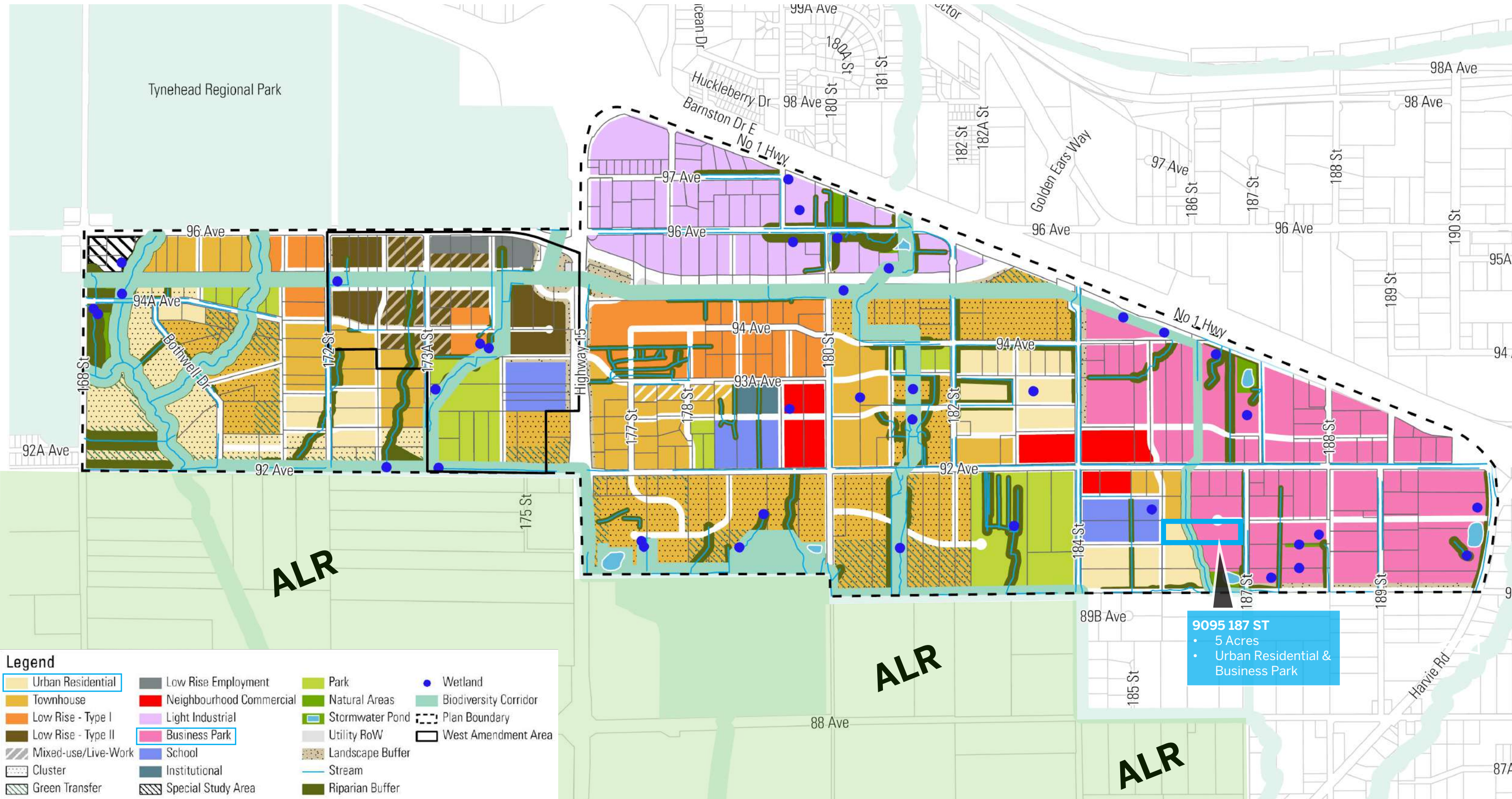
LEGAL VIEW



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS





Legend

Urban Residential	Low Rise Employment	Park	Wetland
Townhouse	Neighbourhood Commercial	Natural Areas	Biodiversity Corridor
Low Rise - Type I	Light Industrial	Stormwater Pond	Plan Boundary
Low Rise - Type II	Business Park	Utility RoW	West Amendment Area
Mixed-use/Live-Work	School	Landscape Buffer	
Cluster	Institutional	Stream	
Green Transfer	Special Study Area	Riparian Buffer	

9095 187 ST
 • 5 Acres
 • Urban Residential & Business Park

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

