

FOR SALE

BY COURT ORDER

1704 160 Street, Surrey, BC

SUBSTANTIAL PRICE REDUCTION



MIXED USE DEVELOPMENT SITE

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Salient Details

Property Address

1704 160 Street, Surrey

PID

013-193-988

Site Size

0.57 Acres, 24,829 Square Feet

School Catchments

South Meridian Elementary
Ecole Earl Marriott Secondary

Neighbourhood

King George Highway Corridor

Current Development Application

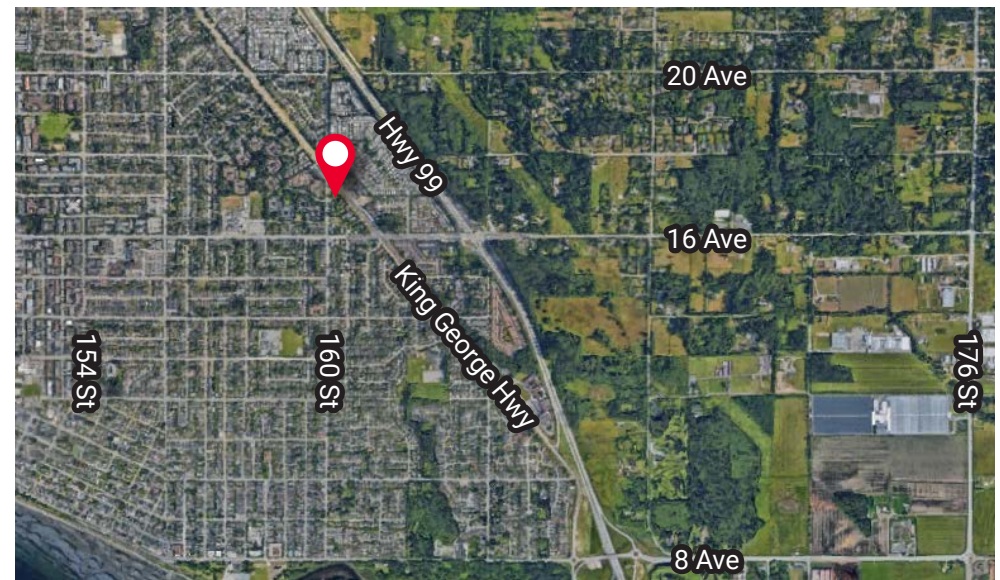
Development permit conditionally approved by the City of Surrey to permit the development of a four-storey mixed-use building consisting of 27 rental apartment units and 782 square metres of ground-floor commercial space.

Asking Price

~~\$7,150,000~~ **\$3,200,000**

Opportunity

Presenting 1704 160 Street by court ordered sale. 0.57 acre mixed use site within Surrey's King George Highway Corridor neighbourhood plan. The easily accessible and centrally located site offers numerous amenities including shopping, grocery, restaurants, and nearby White Rock beach.



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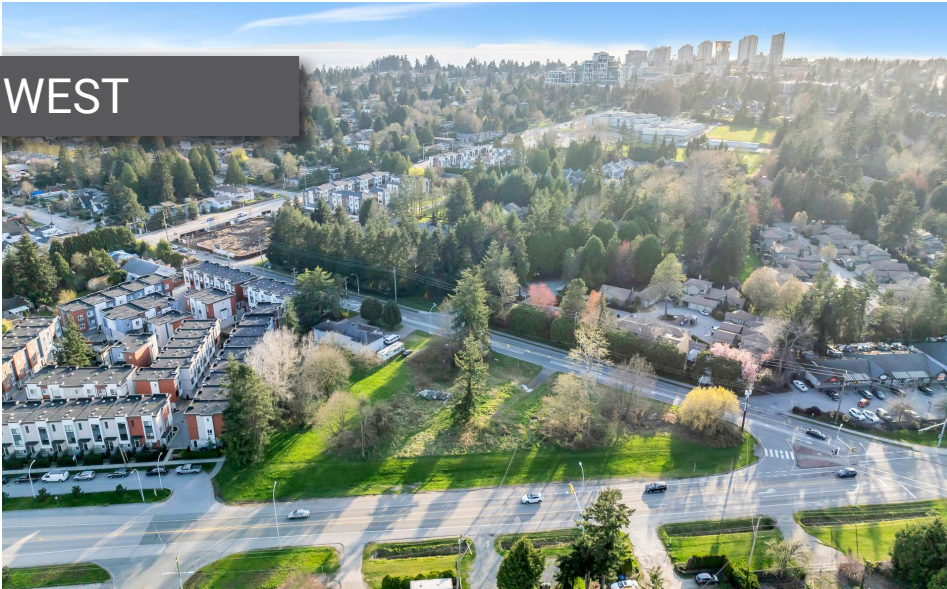
NORTH



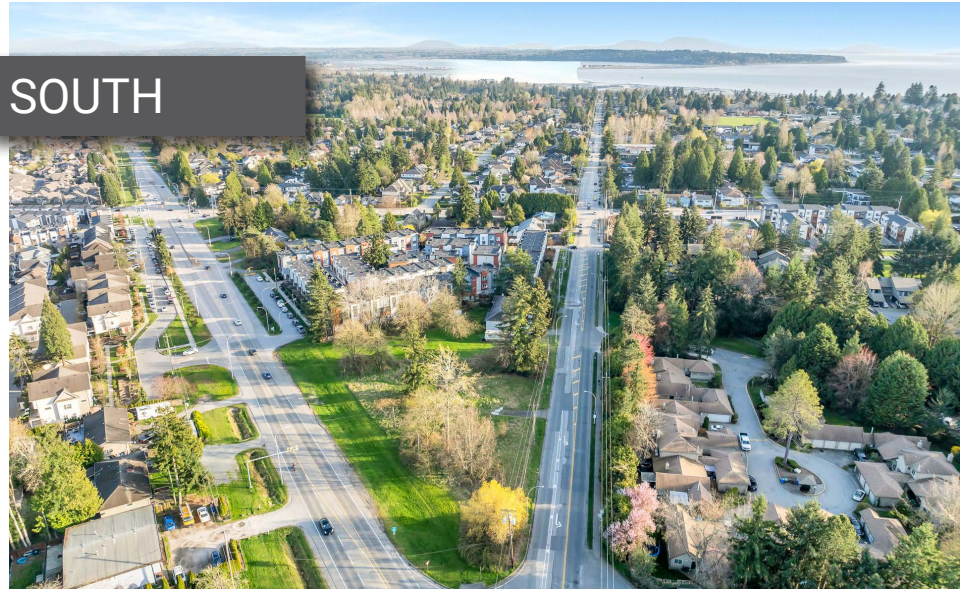
EAST



WEST



SOUTH



Legend

Townhouse (up to 25 u.p.a.)

Low-Rise Residential (1.5 FAR)

Bubble Buffer

Suburban 1-Acre Residential (1 u.p.a.)

Suburban 1/2 -Acre Residential (2 u.p.a.)

Clustering At Suburban Single Density (2 u.p.a.)

Single Family Residential (6 u.p.a.)

Single Family Small Lots

Mobile Home Park

Clustering At Urban Single Family Density (8 u.p.a.)

Urban Residential

Institutional

Senior Multiple Residential

Proposed Public Park

Industrial/Business Park

Park

Golf Course

Tourist Commercial

Commercial

Commercial Residential

Mixed-Use Commercial-Residential

Shopping Centre

School

Cemetery

Proposed Landscape Buffer (15 m. Wide)

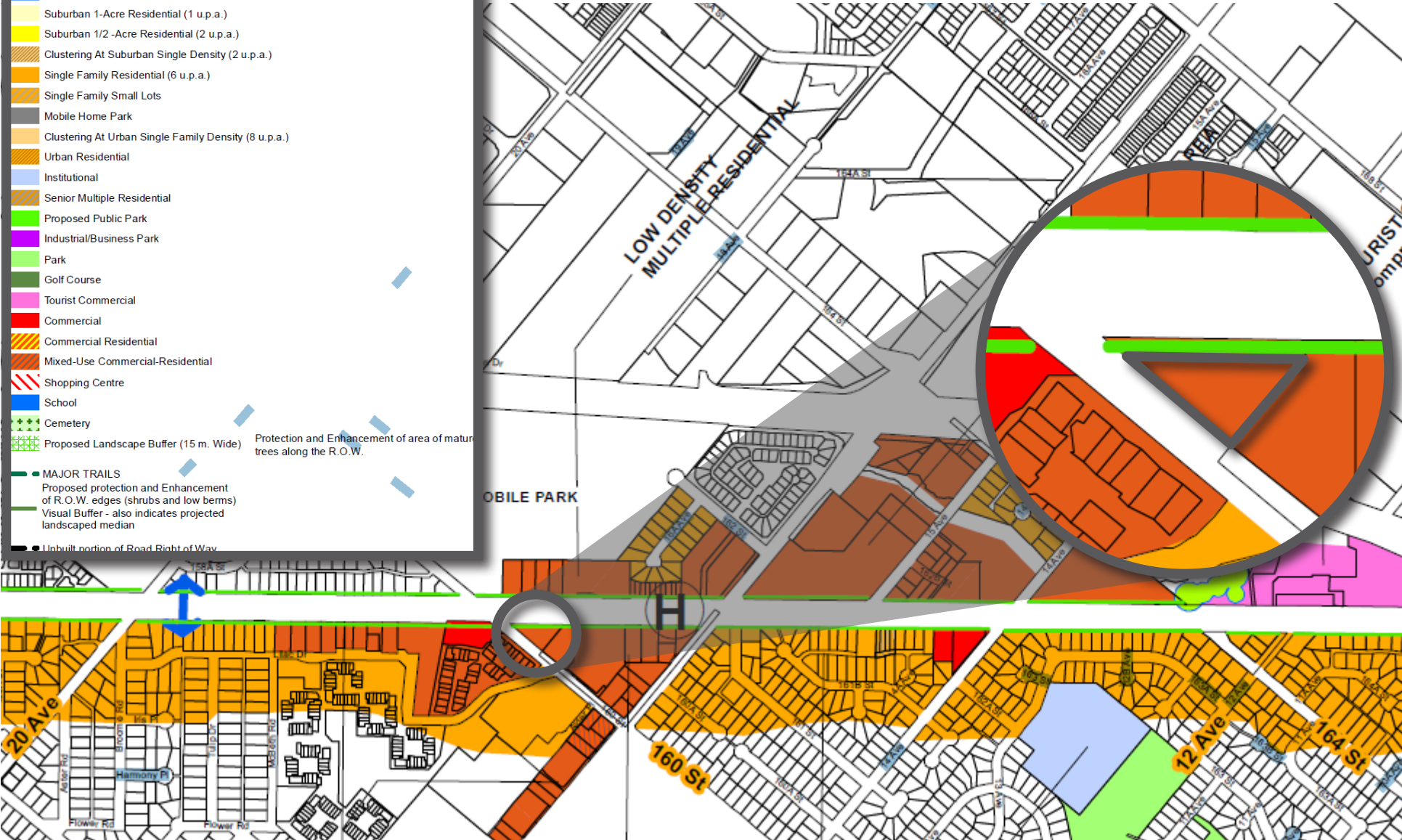
MAJOR TRAILS

Proposed protection and Enhancement of R.O.W. edges (shrubs and low berms)

Visual Buffer - also indicates projected landscaped median

Unbuilt portion of Road Right of Way

Protection and Enhancement of area of mature trees along the R.O.W.





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