

**COURT ORDERED  
SALE**



**TWO ADJACENT LOTS  
WITH DEVELOPMENT  
POTENTIAL**

**AREA:**  
Guildford + 104A Ave

**ADDRESS:**  
10556 + 10566 140 St.,  
Surrey, BC

**SIZE:**  
0.83 Acres

**ACCEPTED PRICE:**  
\$2,050,000

**HOMELIFE ADVANTAGE REALTY 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**<sup>™</sup>  
MARKETING GROUP  
HOMELIFE ADVANTAGE REALTY LTD.

## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 10556 + 10566 140 St., Surrey, BC

**NCP:** Guildford + 104A Ave

**SIZE:** 0.83 Acres

### OPPORTUNITY:

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- Court-ordered sale. Sold as is, where is.
- The subject site is part of the Guildford Land Use Plan, designated Low Rise Transition Residential.
- Two side-by-side single-family lots:

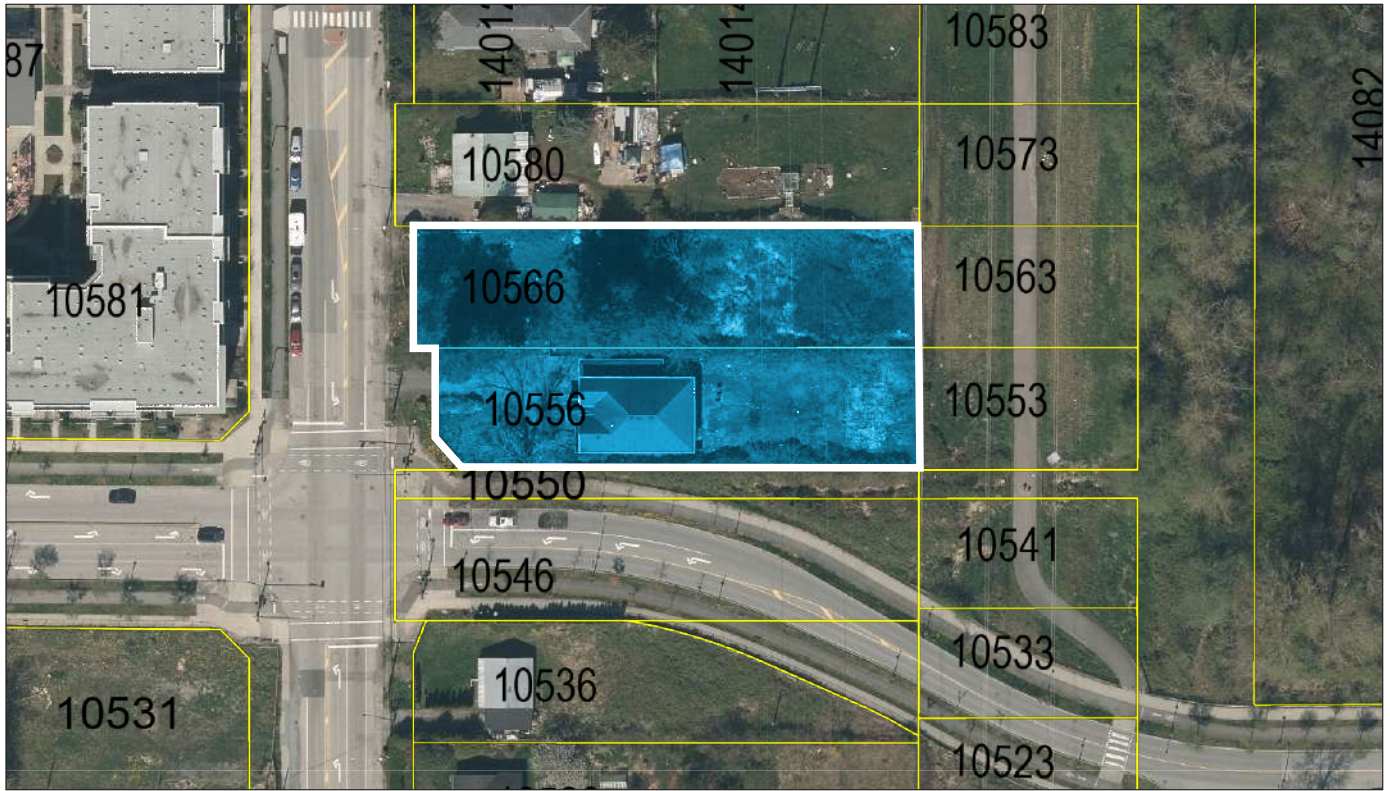
**10556 140 St: 16,698 sq. ft.**

**10566 140 St: 19,671 sq. ft.**

These two properties offer strong potential. **They may be consolidated for a future condo development site and are also well-suited for SSMUH use, including 4-6 plex potential.**

- The South Property - 10556 140 St is improved with a well-kept approx. 4,000+ SF family home offering 9 bedrooms and 6 bathrooms, including two self-contained 2-bedroom suites with separate entrances, providing strong holding flexibility with estimated rental income of approx. \$4,000 per month. The property also features generous on-site parking, a covered sundeck/patio, a basketball court, and a private rear outlook backing onto a greenbelt.
- Several nearby active development applications. See page 4.
- Located only 1.1km from the Future Sky Train station on 135 St/103 Ave.
- Approx. 6 minutes to Guildford Town Centre and 6–7 minutes to Simon Fraser University Surrey, with nearby neighbourhood schools (Forsyth Road Elementary, Guildford Park Secondary, École Simon Cunningham Elementary) and major parks including Green Timbers Urban Forest and Bear Creek Park.

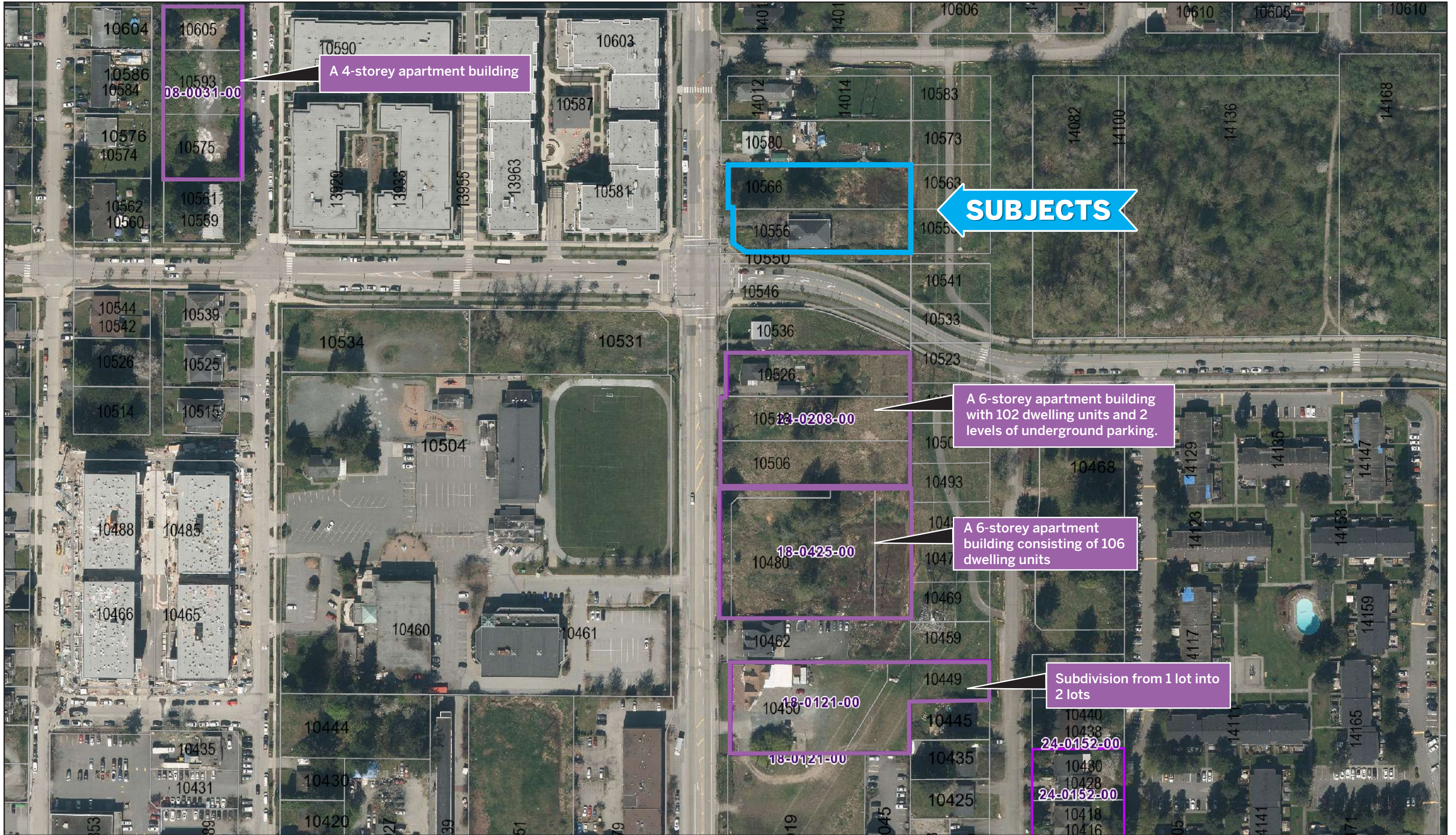
## AERIAL VIEW



## TOPOGRAPHY



NEARBY ACTIVE APPLICATION



# 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)

