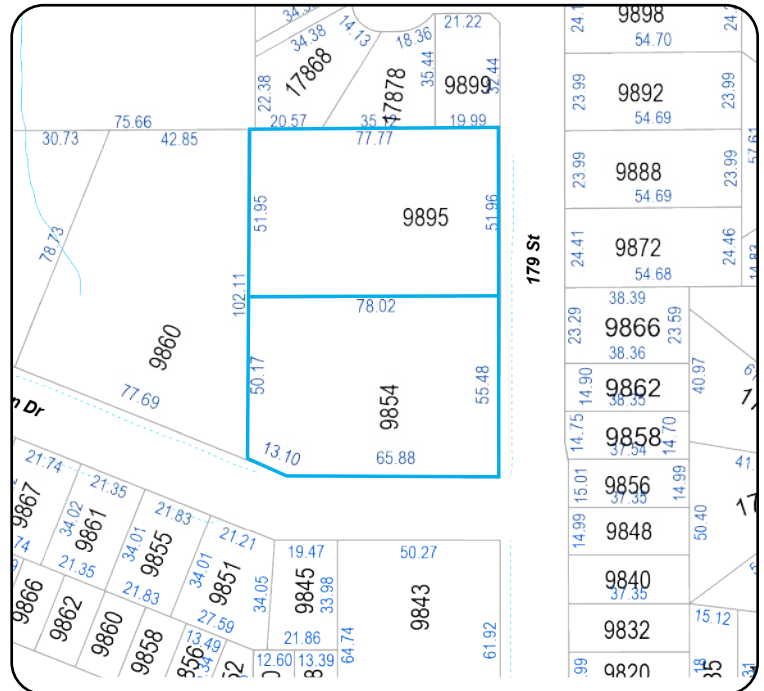


Infill Development Site



DIMENSIONS (IN METRES)



PROPERTY DESCRIPTION

CIVIC ADDRESS: 9895 179 St + 9854 Lyncean Dr., Surrey
SIZE: 2.06 Acres
AREA: Abbey Ridge
PROPERTY TAXES: \$25,564.77
BC ASSESSMENT: \$6,525,000
PRESENT ZONE: RA (Residential Acreage Zone)
PRICE: **\$6,400,000**

OPPORTUNITY:

- Court-ordered sale. Sold "as is, where is." Guards Capital (the "Lender") has been granted conduct of sale pursuant to an order of the Supreme Court of British Columbia and has engaged HomeLife Advantage Realty Ltd. c/o Joe Varing to list and market the subject property for sale.
- A 2.06-acre single-family development opportunity in Surrey's established Abbey Ridge neighbourhood. The properties are designated Single Family Residential (4-6 UPA) under the Abbey Ridge Land Use Plan.
- Approval is in place for the subdivision of the properties into 11 Single-Family lots, comprising 7 RF lots and 4 RF-13 lots. Based on the City of Surrey's updated Official Community Plan, the City may also support townhome development, with potential for approximately 36 - 42 units. Prospective purchasers should independently confirm all development potential directly with the City of Surrey Planning Department at planningdevelopment@surrey.ca.
- Both properties have existing residences, offering potential for strong rental income. (The buyer should independently verify the rental income potential).

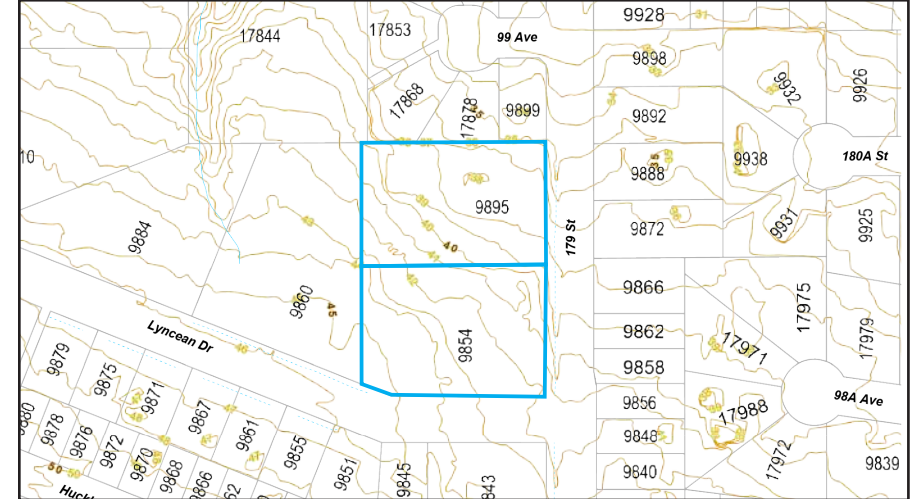
9895 179 St:

Approx. 2,160 SF three-level split residence with 4 bedrooms and 3 bathrooms, situated on approx 1 acre.

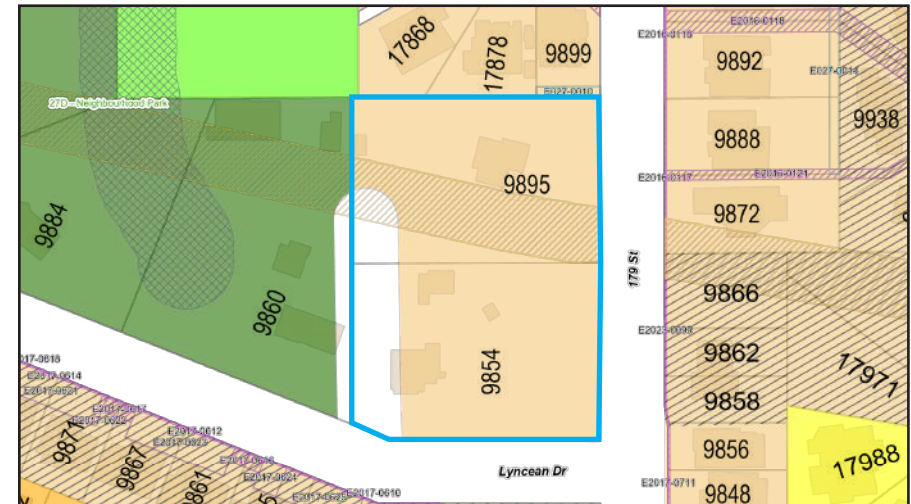
9854 Lyncean Dr:

Approx 2,567 SF residence with 4 bedrooms and 2.5 bathrooms, situated on 1.06 acres.

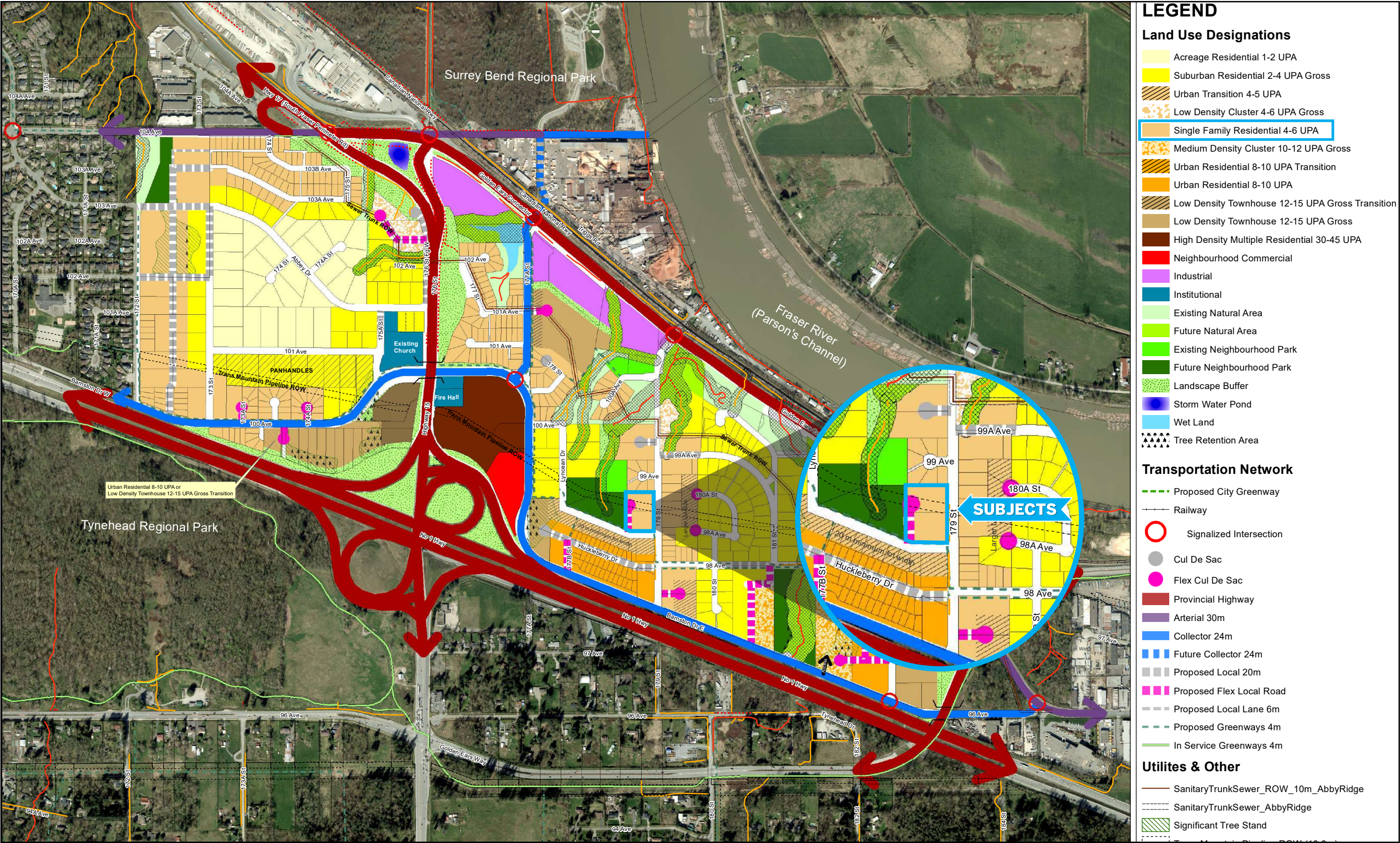
TOPOG VIEW

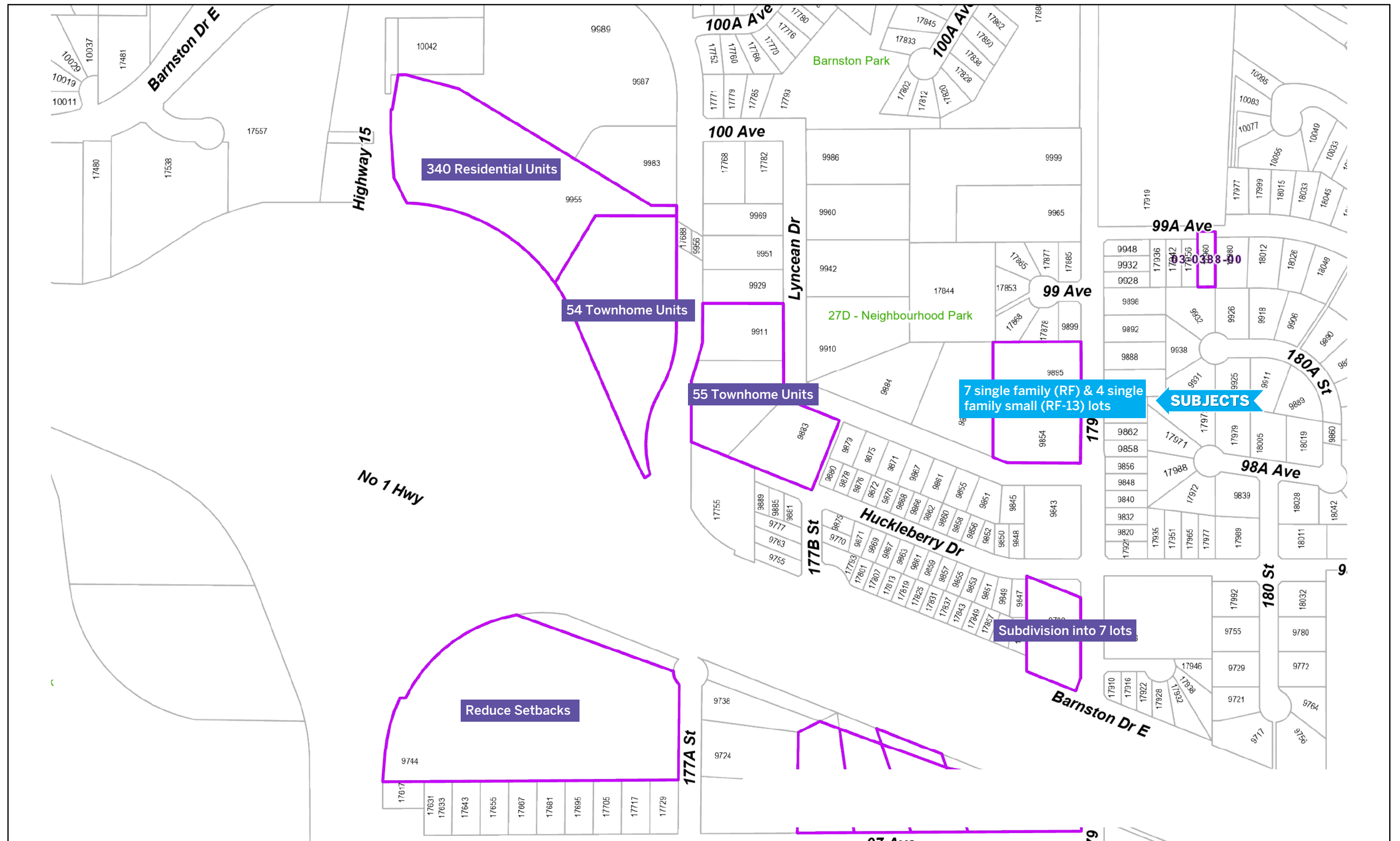


LEGAL VIEW



BUYER DUE DILIGENCE: This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.





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

