

9895 179 St + 9854 Lyncean Dr, Surrey

Infill Development Site



SITE SIZE:
2.06 Acres

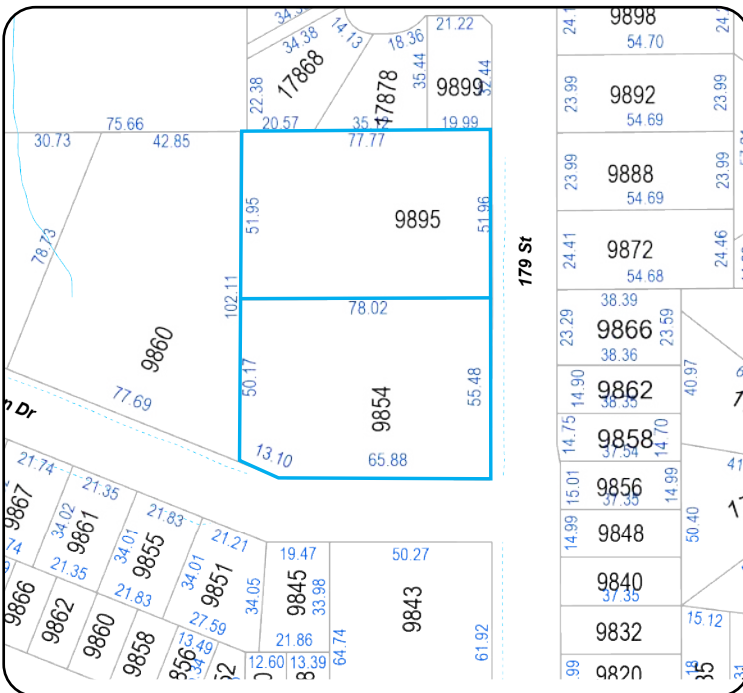
LOCATION:
Abbey Ridge

LIST PRICE:
\$6,400,000

AERIAL VIEW



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 infill development opportunity in Surrey’s established Abbey Ridge neighbourhood.
- 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 - 44 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).

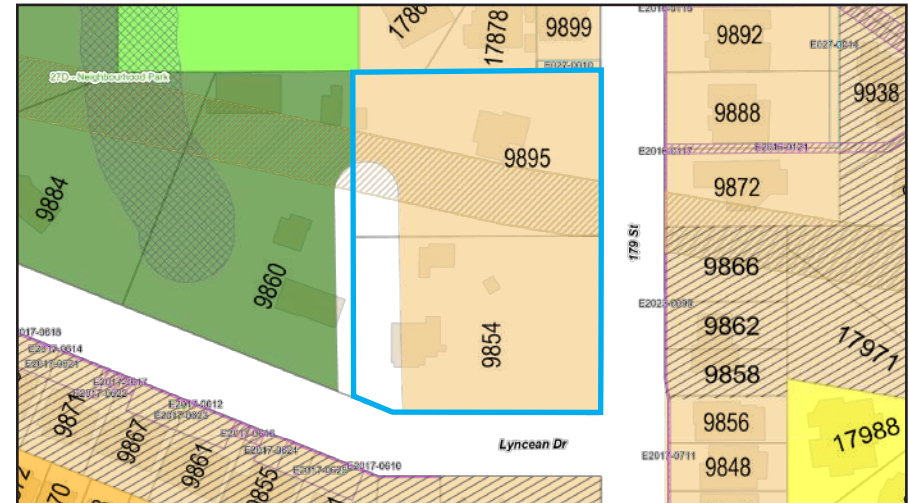
9895 179 St:

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

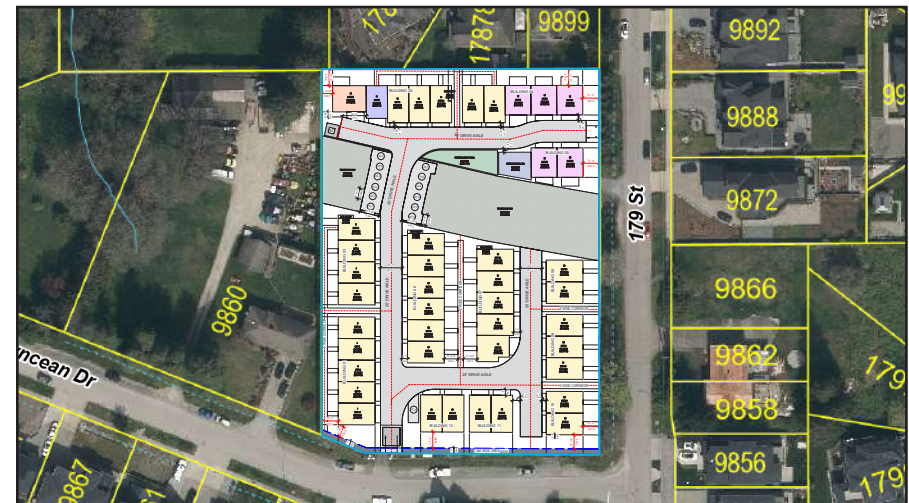
9854 Lyncean Dr:

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

LEGAL VIEW



DRAFT LAYOUT (43 TOWNHOMES)



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.

DRAFT LAYOUT (43 TOWNHOMES)



LEGEND

- ELEC. CLOSET
- INDOOR AMENITY AREA
- OUTDOOR AMENITY AREA
- TMO RIGHT-OF-WAY
- UNIT-A
- UNIT-A1
- UNIT-A2
- UNIT-B
- UNIT-B1
- UNIT-C
- UNIT-C1

DATA SHEET:

LEGAL INFORMATION			
Name	Area (sqm)	Area (sqf)	Area (acres)
01 - GROSS SITE AREA	8329.91 m ²	8329.91 m ²	2.06 acres
02 - GREENWAY DEDICATION	118.50 m ²	118.50 m ²	0.03 acres
03 - NET SITE AREA	8211.41 m ²	8211.41 m ²	2.03 acres

LOT COVERAGE		
AREA	NET SITE AREA	LOT COVERAGE (%)
2669.60 m ²	8211.41 m ²	33%

OUTDOOR AMENITY			
NUMBER OF UNITS	Required Outdoor Amenity Area (*3 sqm per Unit)	Outdoor Amenity Area provided	
43	129.00 m ²	On Developable Land	93 m ²
		Bonus area on TMO Right- Of- Way	1147.0 m ²
		Total usable Outdoor Amenity	1240.0 m ²

INDOOR AMENITY AREA		
NUMBER OF UNITS	Required Outdoor Amenity Area (*3 sqm per Unit)	Amenity Area Provided
43	129.00 m ²	63.39 m ²

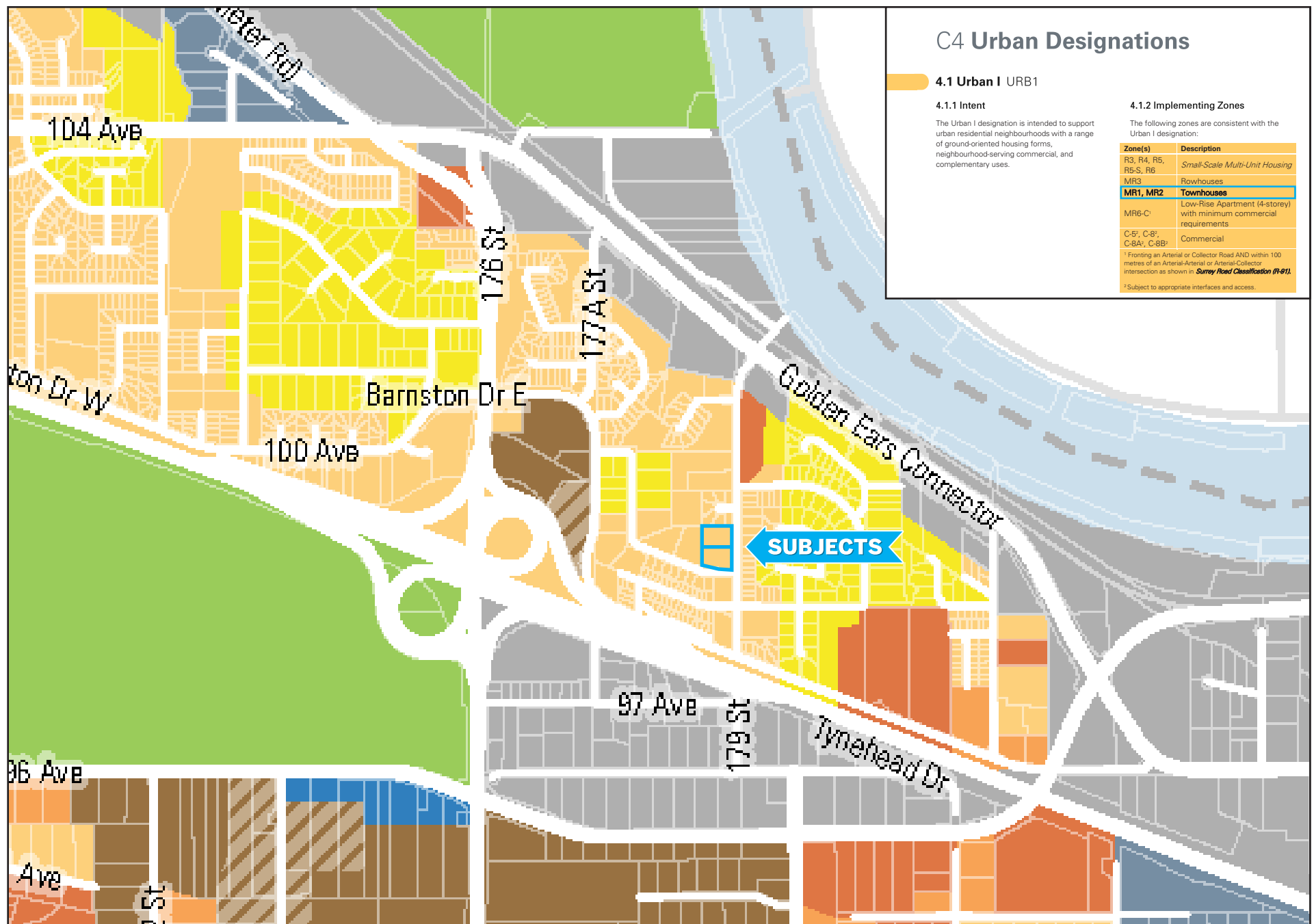
PARKING SCHEDULE - RESIDENTIAL SPOTS		
Required Parking (2 per each Unit)	Provided Parking	
86	86	

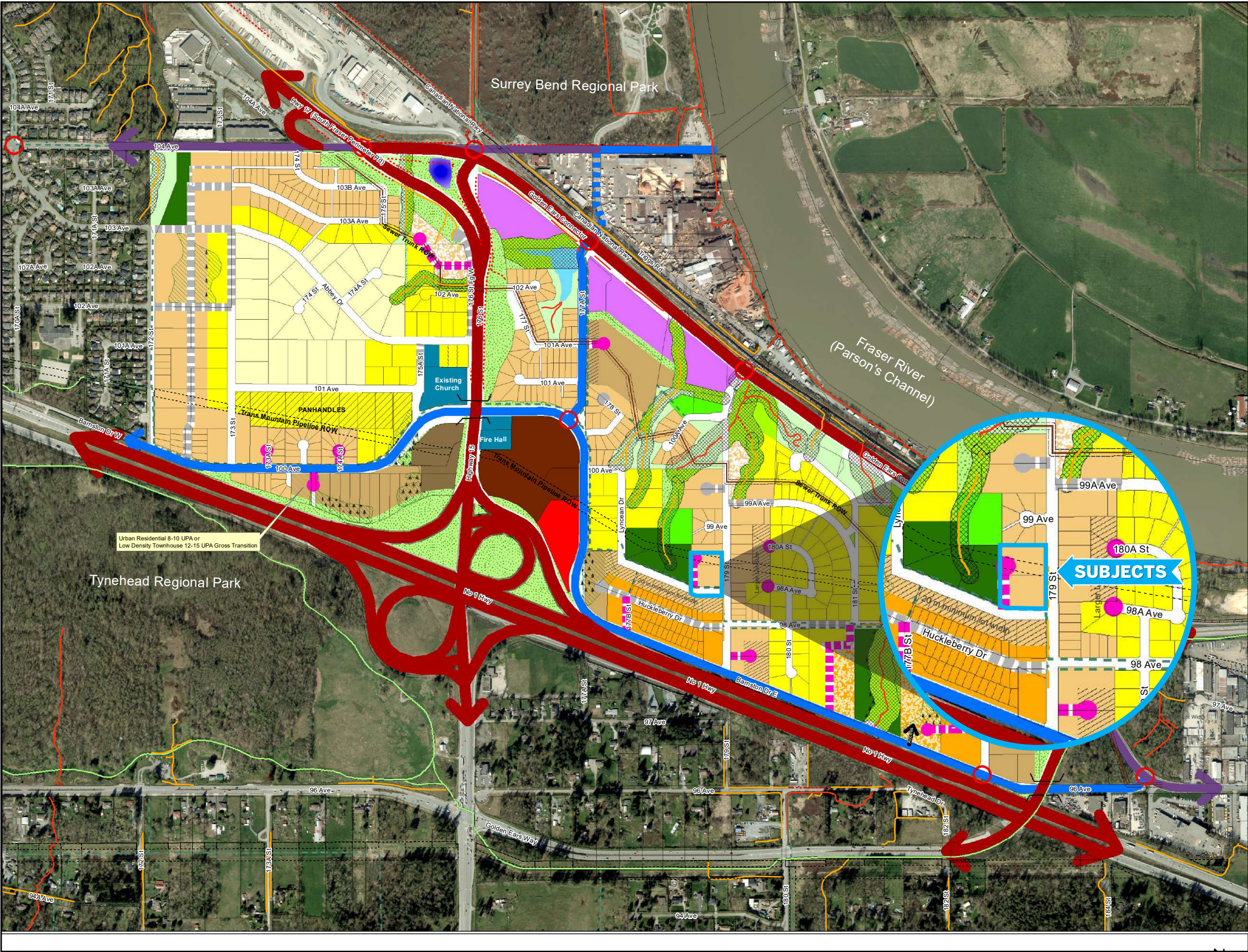
PARKING SCHEDULE - VISITOR SPOTS		
Required Parking (0.2 per each Unit)	Provided Parking	
9	13	

UNIT COUNT / BUILDING	
Name	Count
BUILDING 1	
UNIT-A	3
UNIT-A1	2
BUILDING 2	
UNIT-A	2
UNIT-A1	2
BUILDING 3	
UNIT-A	2
UNIT-A1	1
UNIT-B	1
UNIT-B1	1
BUILDING 4	
UNIT-A	1
UNIT-A1	1
UNIT-C	2
UNIT-C1	1
BUILDING 5	
UNIT-C1	2

UNIT COUNT / BUILDING	
Name	Count
BUILDING 6	
UNIT-A	4
UNIT-A1	2
BUILDING 7	
UNIT-A	3
UNIT-A1	1
UNIT-A2	1
BUILDING 8	
UNIT-A1	2
BUILDING 9	
UNIT-A	1
UNIT-A1	1
UNIT-A2	1
BUILDING 10	
UNIT-A1	2
BUILDING 11	
UNIT-A1	2
BUILDING 12	
UNIT-A1	2
Grand total	43







LEGEND

Land Use Designations

Acreage Residential 1-2 UPA

Suburban Residential 2-4 UPA Gross

Urban Transition 4-5 UPA

Low Density Cluster 4-6 UPA Gross

Single Family Residential 4-6 UPA

Medium Density Cluster 10-12 UPA Gross

Urban Residential 8-10 UPA Transition

Urban Residential 8-10 UPA

Low Density Townhouse 12-15 UPA Gross Transition

Low Density Townhouse 12-15 UPA Gross

High Density Multiple Residential 30-45 UPA

Neighbourhood Commercial

Industrial

Institutional

Existing Natural Area

Future Natural Area

Existing Neighbourhood Park

Future Neighbourhood Park

Landscape Buffer

Storm Water Pond

Wet Land

Tree Retention Area

Transportation Network

Proposed City Greenway

Railway

Signalized Intersection

Cul De Sac

Flex Cul De Sac

Provincial Highway

Arterial 30m

Collector 24m

Future Collector 24m

Proposed Local 20m

Proposed Flex Local Road

Proposed Local Lane 6m

Proposed Greenways 4m

In Service Greenways 4m

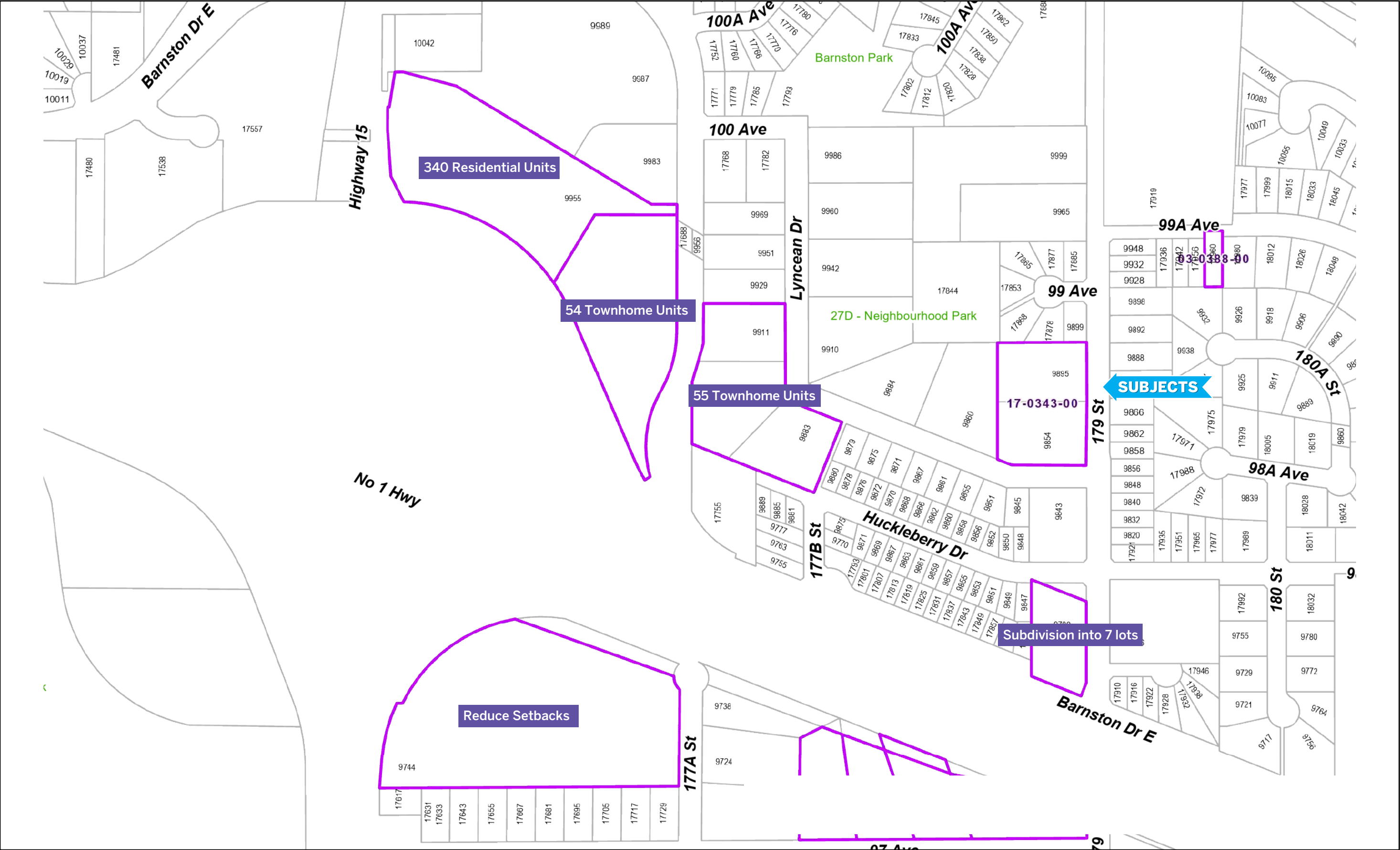
Utilities & Other

SanitaryTrunkSewer_ROW_10m_AbbyRidge

SanitaryTrunkSewer_AbbyRidge

Significant Tree Stand

Trans Mountain Pipeline ROW (18.6m)



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

