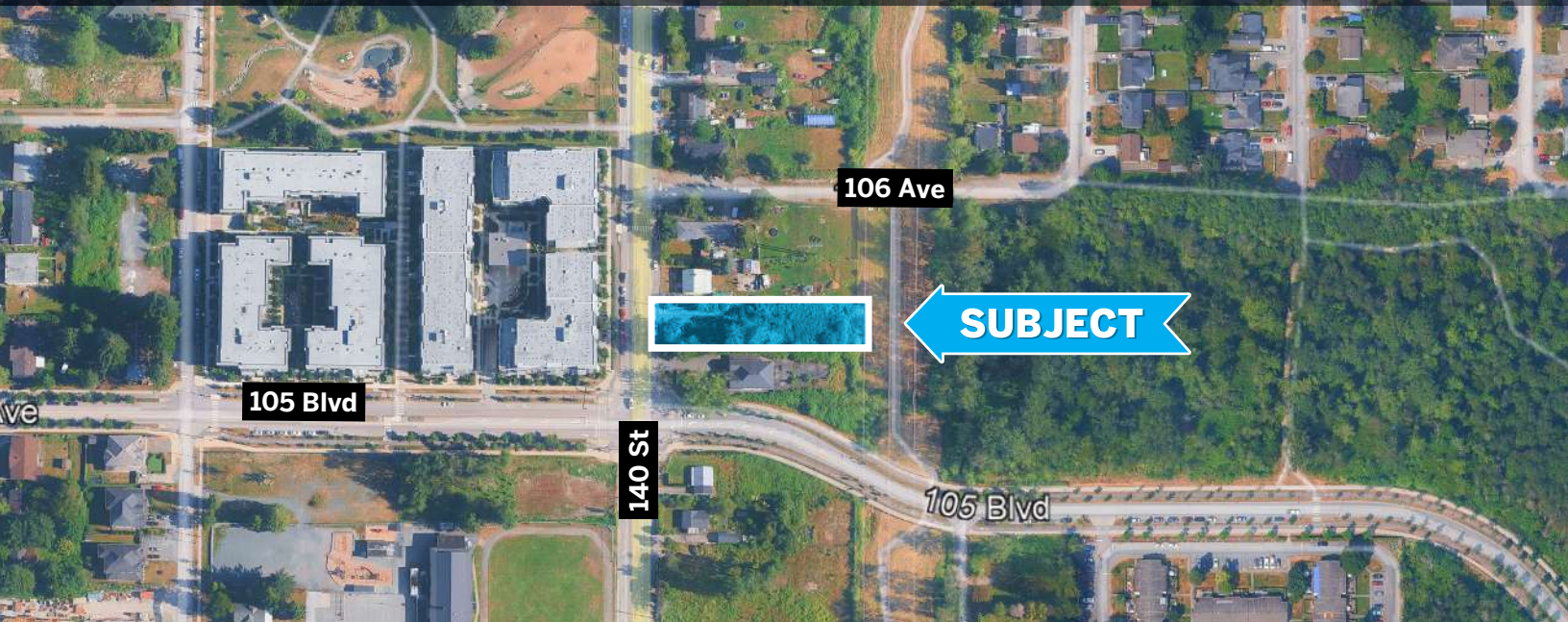


10566 140 St, Surrey

VACANT LOT: IDEAL FOR BUILDERS



SITE SIZE:
0.45 Acres

AREA:
Guildford + 104A Ave

LIST PRICE:
\$999,000

CONCEPTUAL PLAN



AERIAL VIEW - MOCK UP



PROPERTY DESCRIPTION

CIVIC ADDRESS: 10566 140 St, Surrey
SIZE: 0.45 Acres/19,600 Sq.ft
AREA: Guildford + 104 Ave
BC ASSESSMENT: \$1,410,000
PRESENT ZONE: R3 (Urban Residential Zone)
LIST PRICE: **\$999,000**

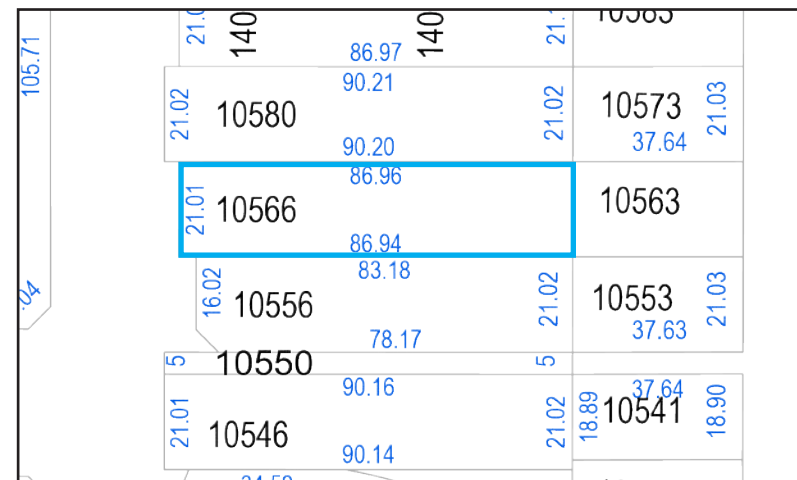
BUILDER OPPORTUNITY:

- Best Deal with the potential to construct a side-by-side duplex featuring a below-grade suite beneath each unit, together with a detached garden suite in the rear yard.
- Potential for condo development; land assembly required.
- Deep Lot Configuration provides flexibility for extensive rear parking, efficient vehicle access, private outdoor areas, and separation between the duplex and garden suite.
- Several nearby active development applications, demonstrating continued investment and intensification in the surrounding area.

LOCATION:

- Located only 1.1 km 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.

DIMENSIONS (IN METRES)



PRESENT ZONING (R3)

Lot Size	Lot Location	Maximum Number of Dwelling Units ¹	Principal Uses	Accessory Uses
(a) $\geq 4,050$ sq. m	i. All Areas	Up to 2	Single Family Dwelling	Secondary Suite ⁶ Garden Suite Coach House Bed and Breakfast ⁴ Boarders or Lodgers ⁴ Short-Term Rental ⁵
(b) $< 4,050$ sq. m and ≥ 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	
	ii. All areas, except B.1.(b)i and iii	Up to 4	Single Family Dwelling or Duplex or Houseplex ³	
	iii. Eligible lots within Frequent Bus Stop Areas	Up to 6	Single Family Dwelling or Duplex or Houseplex ³	
(c) < 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Short-Term Rental ⁵
	ii. All areas, except B.1.(c)i	Up to 3	Single Family Dwelling	

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.