

14409 115 Ave, Surrey

Infill Development Site (PLA for 10 SF lots)

S Fraser Perimeter Rd

King Rd

King Rd

115 Ave

Bedford Dr

SITE SIZE:
1.25 Acres

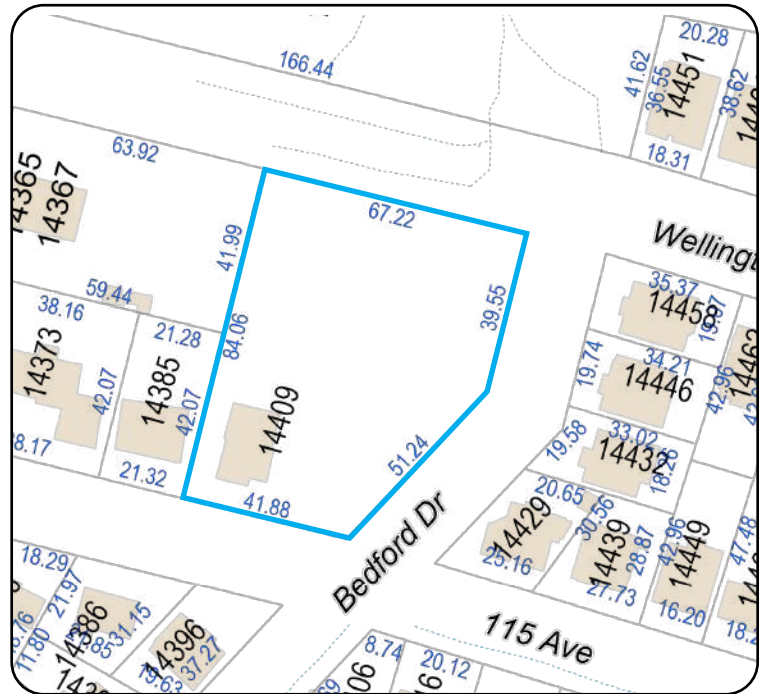
LOCATION:
Bolivar Heights

LIST PRICE:
\$2,875,000

AERIAL VIEW



DIMENSIONS (IN METRES)



PROPERTY DESCRIPTION

CIVIC ADDRESS: 14409 115 Ave, Surrey, BC
SIZE: 1.25 Acres
AREA: North Surrey - Bolivar Heights
PROPERTY TAXES: \$14,178.13
BC ASSESSMENT: \$3,720,000
LIST PRICE: **\$2,875,000**

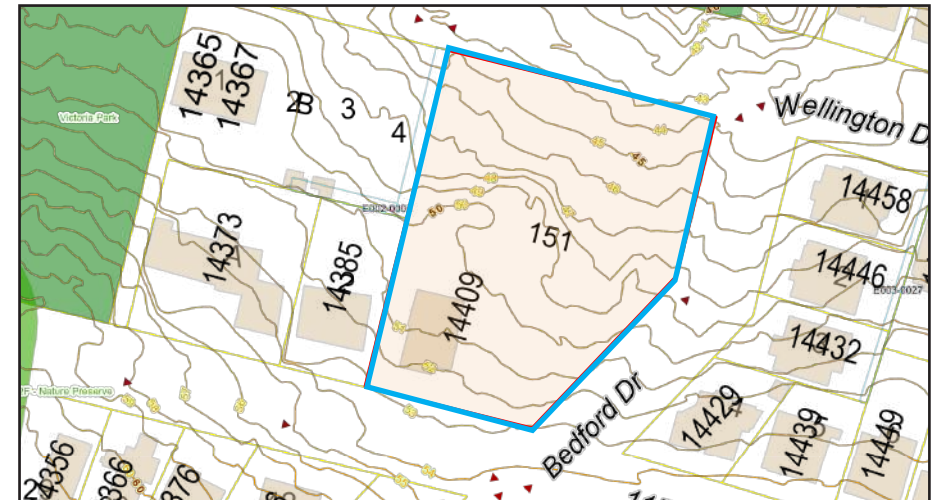
OPPORTUNITY:

- Court-ordered conduct of sale. Sold “as is, where is.” Dales Industries Ltd. has been granted exclusive conduct of sale of the property pursuant to an order of the Supreme Court of British Columbia in the matter involving 1172587 B.C. Ltd., Sukhwinder Dhaliwal, Amandeep Dhaliwal and others. The land is to be offered for sale by private sale, free and clear of encumbrances of the parties, subject to the terms of the court order. Any sale is subject to court approval unless otherwise agreed to in writing by all parties.
- An infill development opportunity in Surrey’s Bolivar Heights neighbourhood, with an active development application for rezoning from Acreage Residential to Urban Residential Zone and subdivision from one lot into 10 single-family residential lots.
- Strong long-term upside supported by Surrey’s continued population growth, ongoing infill redevelopment and demand for well-located single-family and small-lot housing opportunities.
- Excellent North Surrey location along 115 Ave, with convenient access to Guildford Town Centre, Surrey City Centre, Gateway and Scott Rd SkyTrain Stations, Hwy 17, plus proximity to Bolivar Park, James Ardiel Elementary, Kwantlen Park Secondary and Surrey Traditional School.

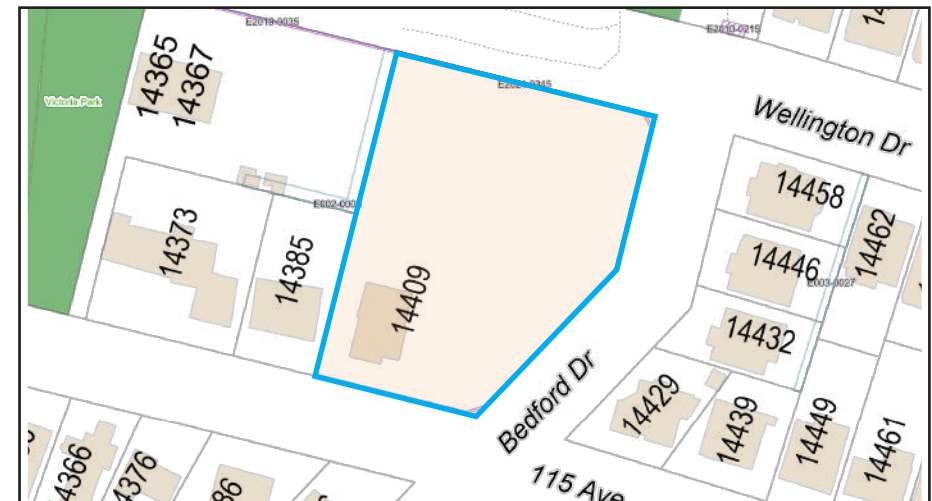
DD DOCS:

- To access the full due diligence data room, registration is required. Please email team@varinggroup.com.

TOPOG VIEW

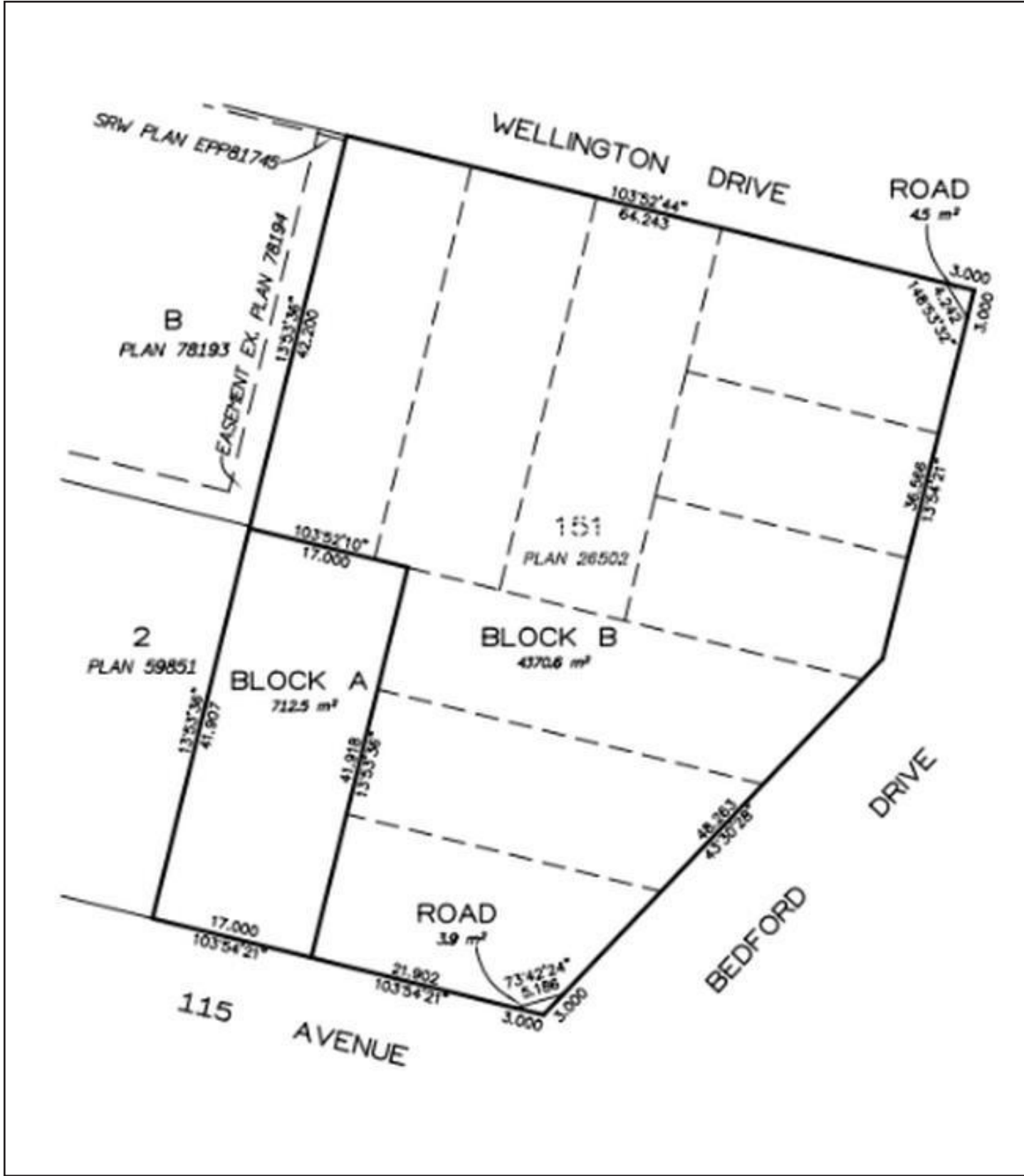


LEGAL VIEW

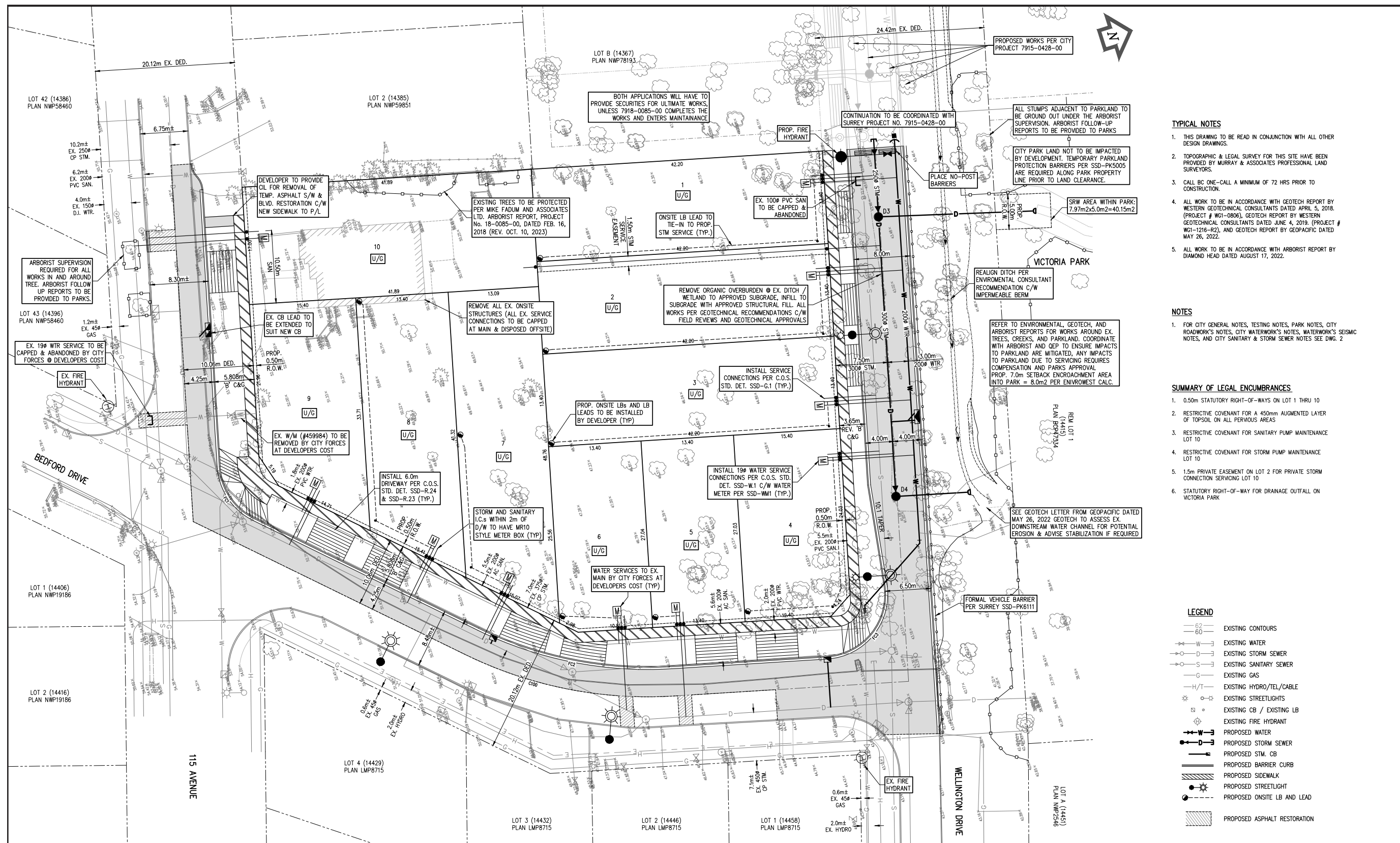


BUYER DUE DILIGENCE: This property is offered for sale on an “as is, where is” basis. The Seller and the Seller’s agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, 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.

SUBDIVISION PLAN



SITE KEY PLAN



GRADING PLAN



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

