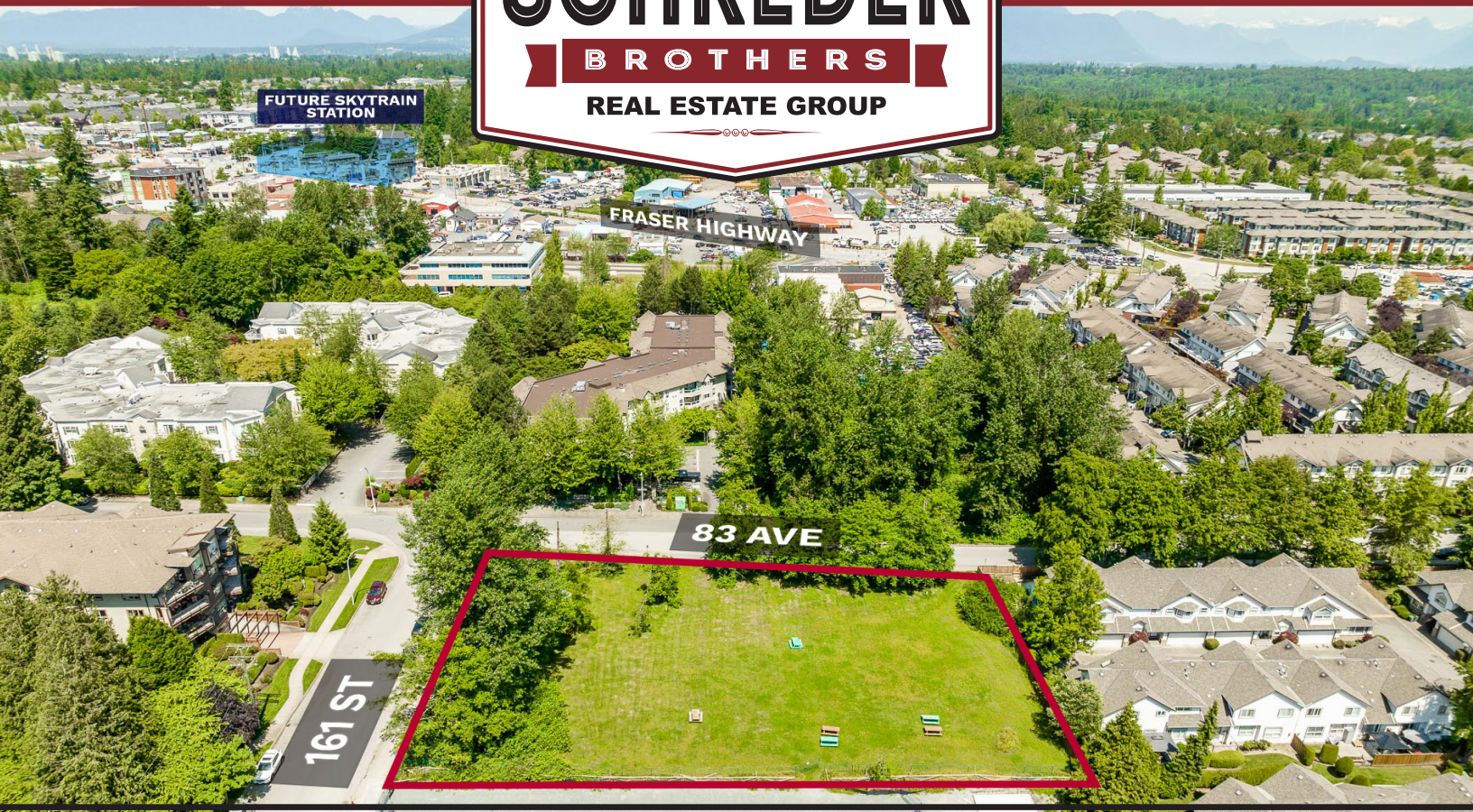


SCHREDER

BROTHERS
REAL ESTATE GROUP



FOR SALE

8286 161 Street
Surrey, BC

Transit-Oriented Development Site

- » Transit-Oriented Area (Tier 3) Designation
- » Minimum Allowable Density of 3.0 FAR
- » Minimum Allowable Height of 8 Storeys
- » Vacant & Flat Site

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

COURT ORDERED SALE
SOLD AS IS WHERE IS

AREA
Land Size: 33,585 ft²
Land Size Acres: 0.771

PROPERTY TAX
\$7,907.19 (2024)

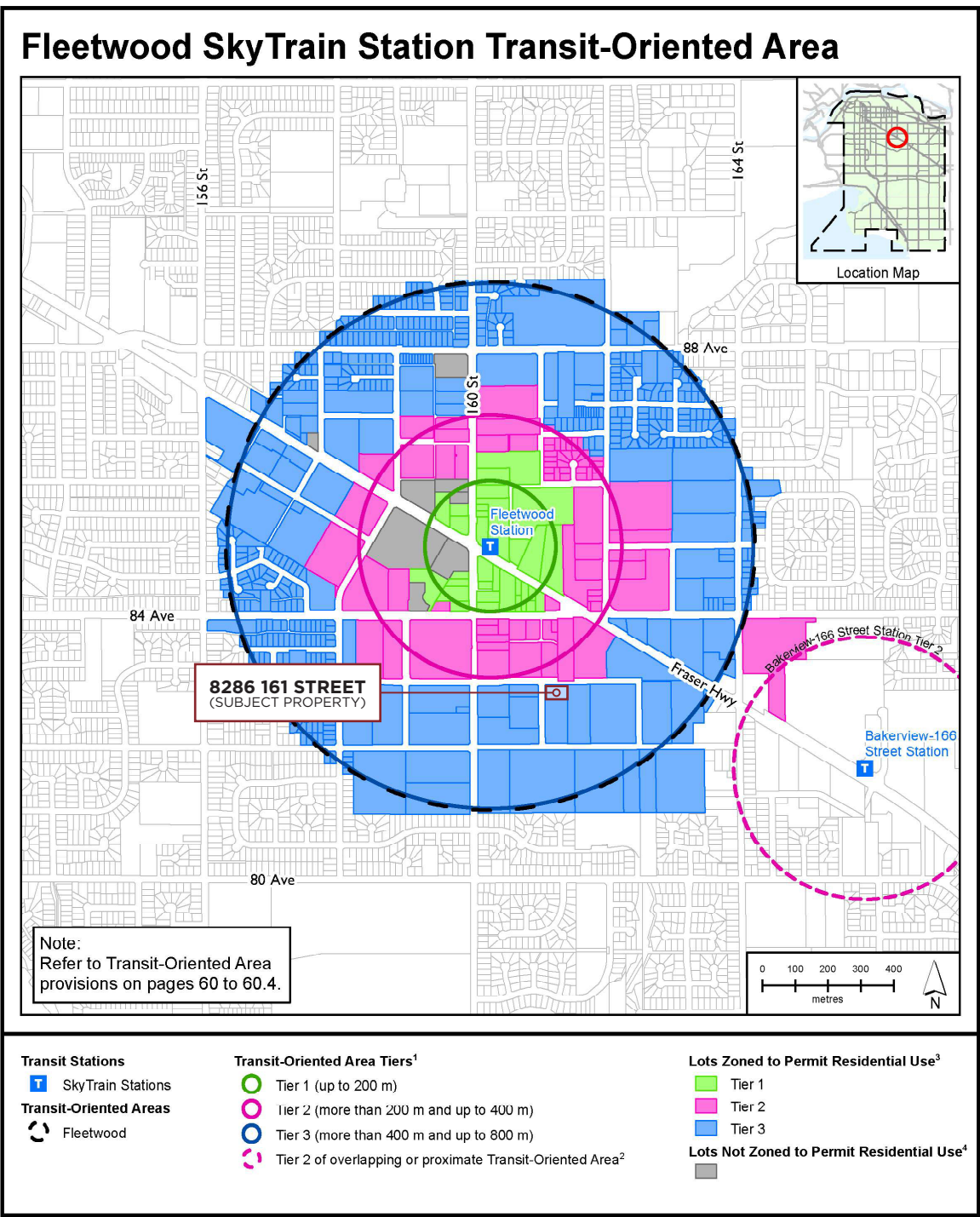
ASKING PRICE
\$6,499,000



8286 161 Street (Surrey, BC)

The subject property is a vacant 0.771 acre (33,583 square foot) rectangular lot on the southeast corner of 83 Avenue and 161 Street in Fleetwood. Municipal services are at the lot line and the site has a flat topography. Located just over 400 meters from the upcoming Fleetwood Station SkyTrain, the property is within the Transit-Oriented Area (Tier 3) designation and could potentially permit a minimum allowable density of 3.0 FAR and minimum allowable height of 8 storeys.

- » Transit-Oriented Area (Tier 3) Designation
- » Minimum Allowable Density of 3.0 FAR
- » Minimum Allowable Height of 8 Storeys





DRIVE TIMES

CLOVERDALE	15 MINS
SURREY	18 MINS
BURNABY	26 MINS
WHITE ROCK	31 MINS
MAPLE RIDGE	34 MINS
DELTA	37 MINS
ABBOTSFORD	41 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

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LORI NICOL
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