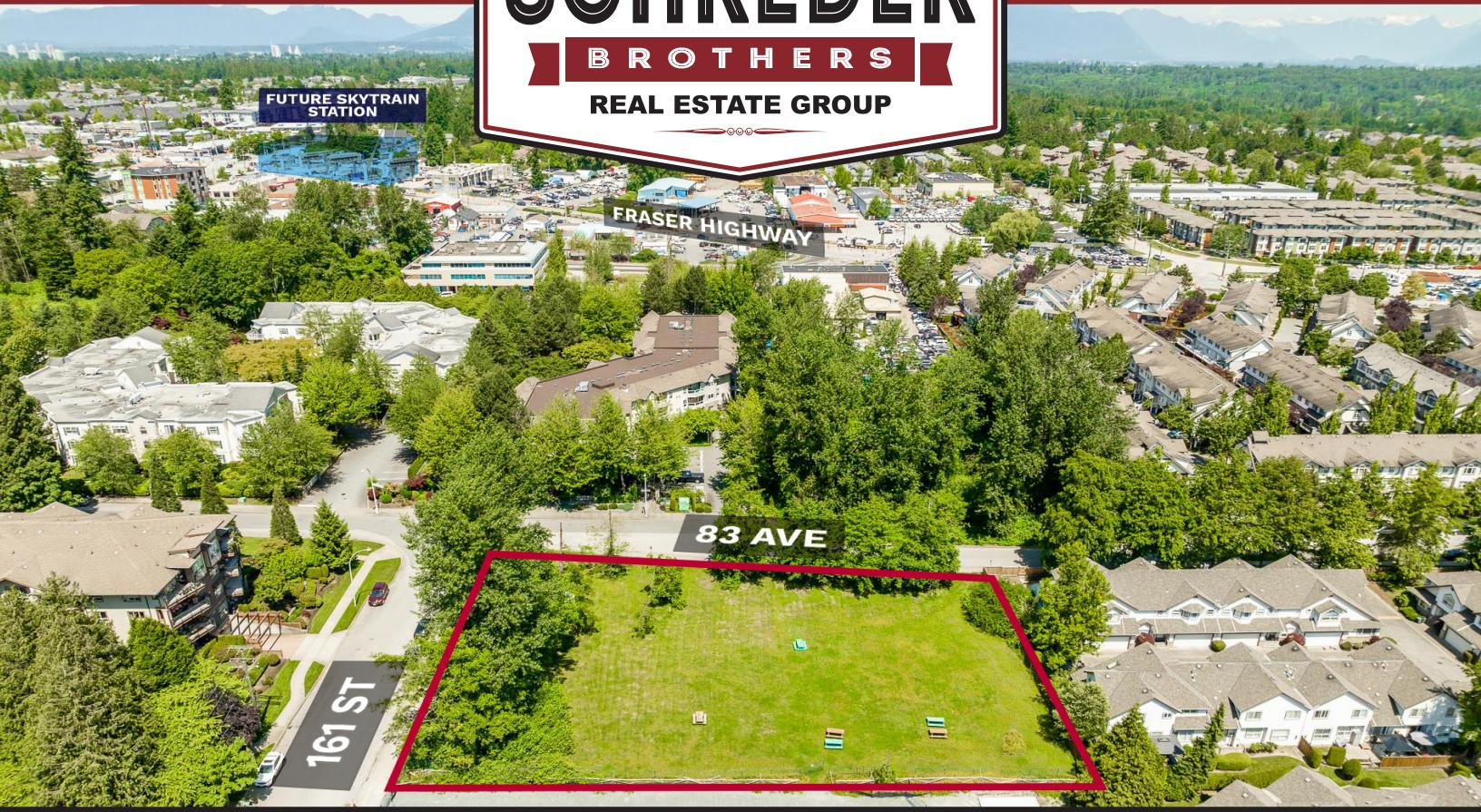


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FOR SALE

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

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MAGNUS HEANEY

Commercial REALTOR®

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PROPERTY INFO

COURT ORDERED SALE SOLD AS IS WHERE IS

AREA

Land Size: 33,585 ft²

Land Size Acres: 0.771

PROPERTY TAX

\$8,264.86 (2025)

ASKING PRICE

\$5,890,000

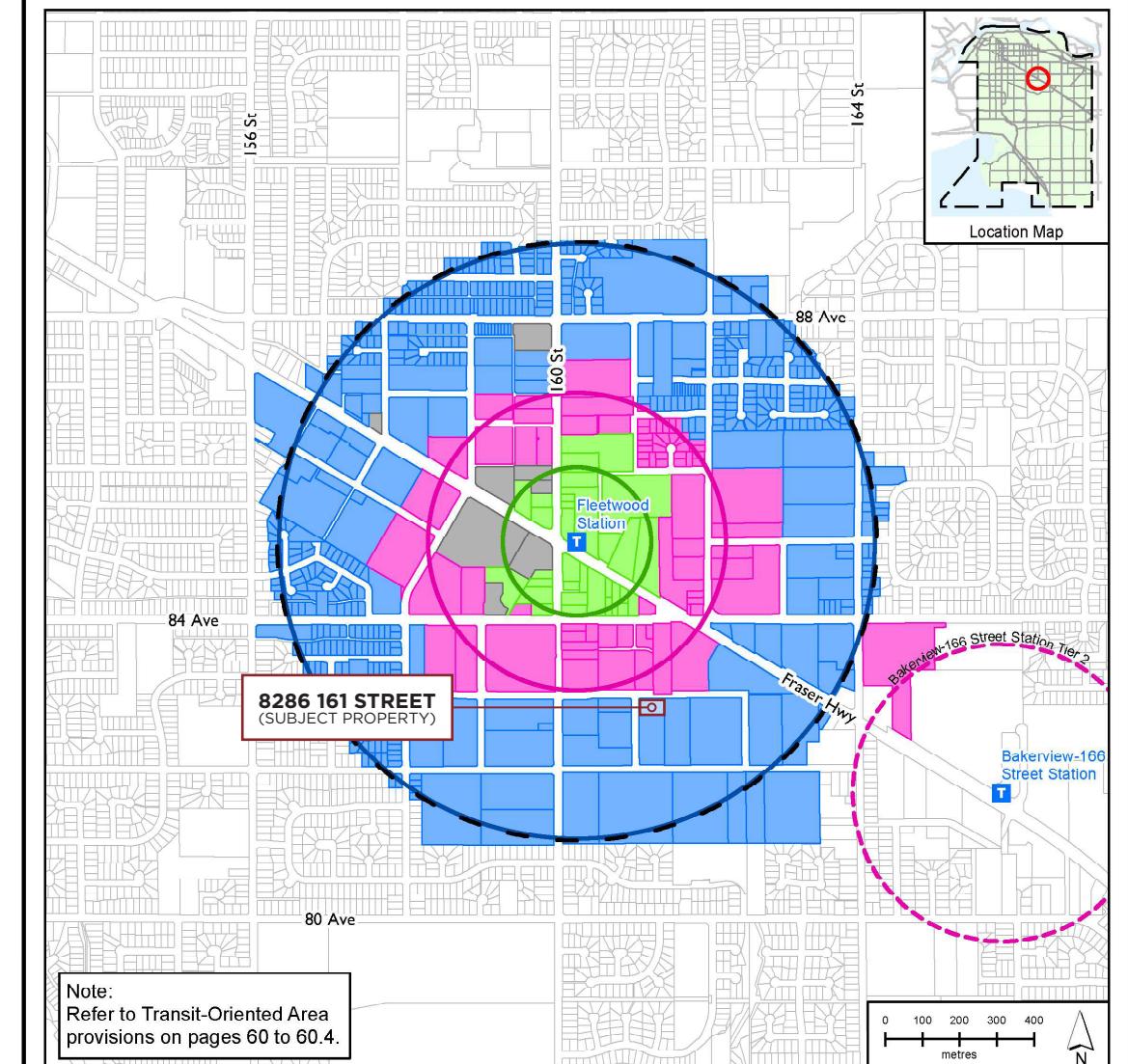


8286 161 Street (Surrey, BC)

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

Fleetwood SkyTrain Station Transit-Oriented Area



Transit Stations

T SkyTrain Stations

Transit-Oriented Areas

Fleetwood

Transit-Oriented Area Tiers¹

Tier 1 (up to 200 m)

Tier 2 (more than 200 m and up to 400 m)

Tier 3 (more than 400 m and up to 800 m)

Tier 2 of overlapping or proximate Transit-Oriented Area²

Lots Zoned to Permit Residential Use³

Tier 1

Tier 2

Tier 3

Lots Not Zoned to Permit Residential Use⁴



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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MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
Unlicensed Assistant



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