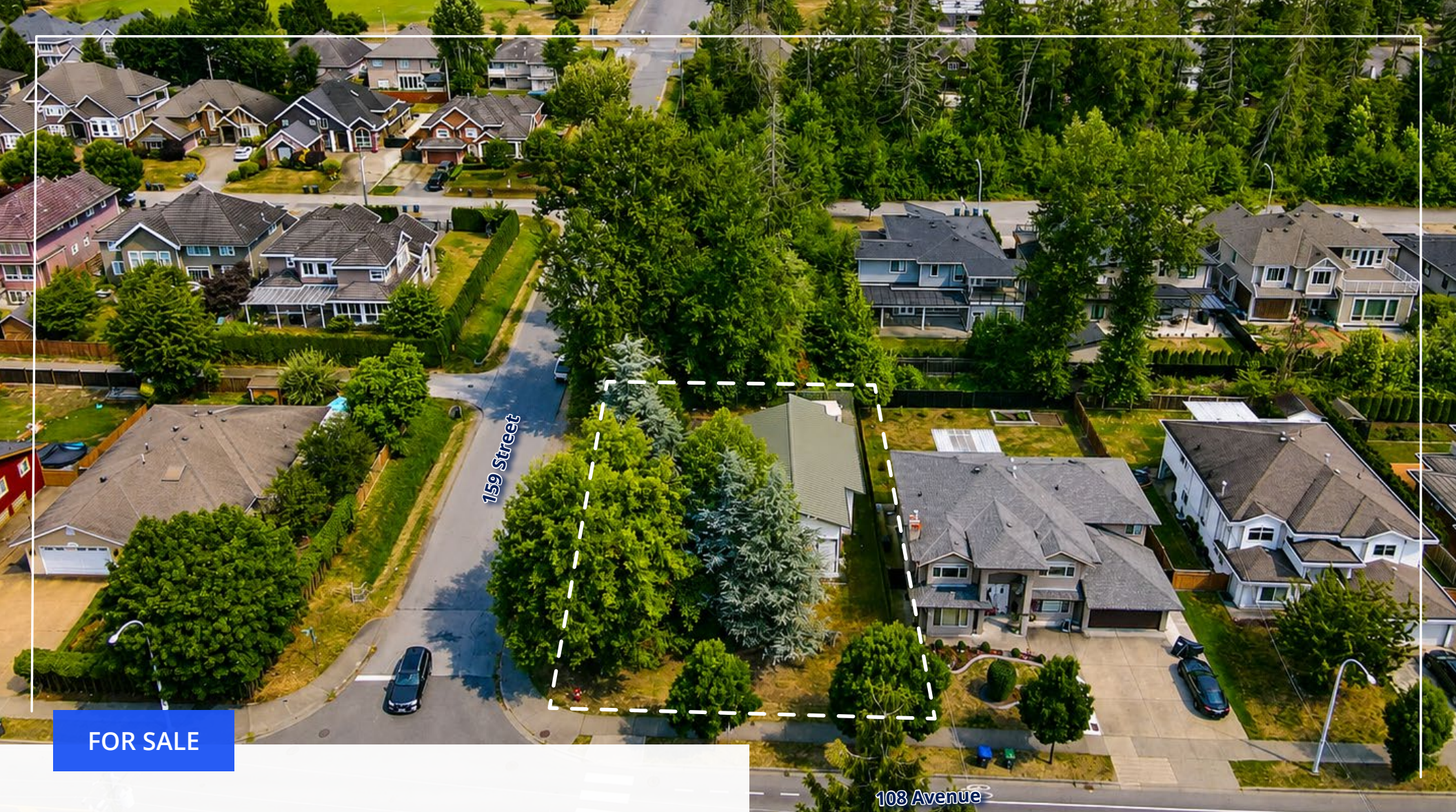




FOR SALE

Residential Development Lot

15909 108 Avenue, Surrey BC

Matt Fawsitt
Senior Associate
+1 604 692 1493
matt.fawsitt@colliers.com

Asking Price:
\$1,400,000

Colliers



Salient *Facts*

15909 108 Avenue, Surrey BC

Civic Address 15909 108 Avenue, Surrey, BC

Location Fraser Heights, North Surrey, near the Guildford neighbourhood

Site Size ± 8,050 SF

Current Zoning RA (acreage Residential)

Official Community Plan Urban

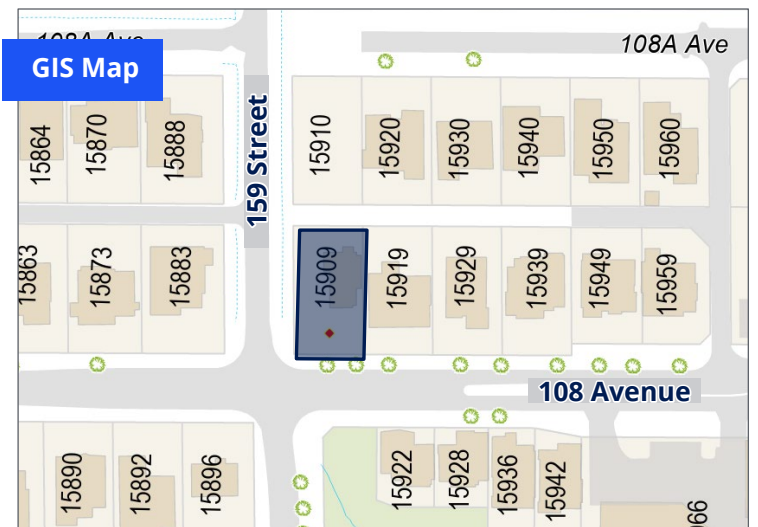
Asking Price \$1,400,000

*All measurements are estimates and should not be relied upon without independent verification.

Site Plan



GIS Map



An aerial photograph of a suburban neighborhood in Fraser Heights, Surrey. The image shows a mix of single-family homes with varying rooflines and colors, interspersed with mature trees. A large green field, likely a park or sports field, is visible in the upper left. In the background, a dense forest of evergreen trees separates the neighborhood from a range of blue mountains under a clear sky. A road with a few cars runs through the center of the image.

Highlights

- **Established Fraser Heights Setting:** Located in one of North Surrey's most sought-after residential neighbourhoods, known for its tree-lined streets, larger lots, and quiet, family-oriented feel.
- **Close to Guildford:** Minutes from the Guildford Town Centre shopping and dining district, with quick access to major banks, grocery stores, and everyday conveniences along 152 Street and 108 Avenue.
- **Top-Rated Schools Nearby:** Within the Fraser Heights Secondary catchment, with Erma Stephenson Elementary, Dogwood Elementary, and Pacific Academy also close by, a major draw for families.
- **Parks, Trails & Recreation:** A short distance from Fraser Heights Park and Recreation Centre (fitness studio, gymnasiums, tennis courts, skate park) and near the Tynehead Regional Park and Surrey Bend Regional Park trail networks.
- **Easy Highway Access:** Convenient access to Highway 1, connecting quickly to Guildford, Langley, and the broader Metro Vancouver region.
- **Quiet, Established Streetscape:** Positioned on 108 Avenue near 159 Street, surrounded by well-maintained single-family homes in a mature, low-traffic pocket of the neighbourhood.



Offering Process

The Property is being offered on an “as is” basis and Offers will be reviewed “as and when presented”.

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