



For Sale

14226 & 14238 56 Avenue
Surrey, BC

HIGHWAY 10 / 56 AVENUE

KING GEORGE BLVD

3.9 acres of residential development land in Panorama

Mike Harrison*

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**Mike Harrison Personal Real Estate Corporation*

**AVISON
YOUNG**

For sale

14226 & 14238 56 Avenue
Surrey, BC

Opportunity summary

This offering is an opportunity to acquire 3.9 acres of residential development land in a high-exposure location at the intersection of King George Boulevard and Highway 10 in Surrey's Panorama neighbourhood. A variety of development options exist under the OCP's Suburban land use designation and transit-oriented development policies for these properties (see next page). Future development will benefit from views over Mud Bay, a central location within Surrey and all major amenities, just minutes away.



Salient information

PROPERTY ADDRESS

14226 & 14238 56 Avenue, Surrey, BC

PIDS

011-226-471, 011-226-501

SITE SIZE

3.9 acres

CURRENT ZONING

R1 (Suburban Residential)

CURRENT USE

Single family dwelling on each property

OCP LAND USE DESIGNATION

Suburban

PROPERTY TAXES

\$28,135.06 (2025)

Highlights



3.9 acre parcel



Designated Suburban in Surrey's OCP



Located in a Frequent Bus Stop Area, on a future Bus Rapid Transit route



Future development benefits from exceptional views and high exposure location

For sale

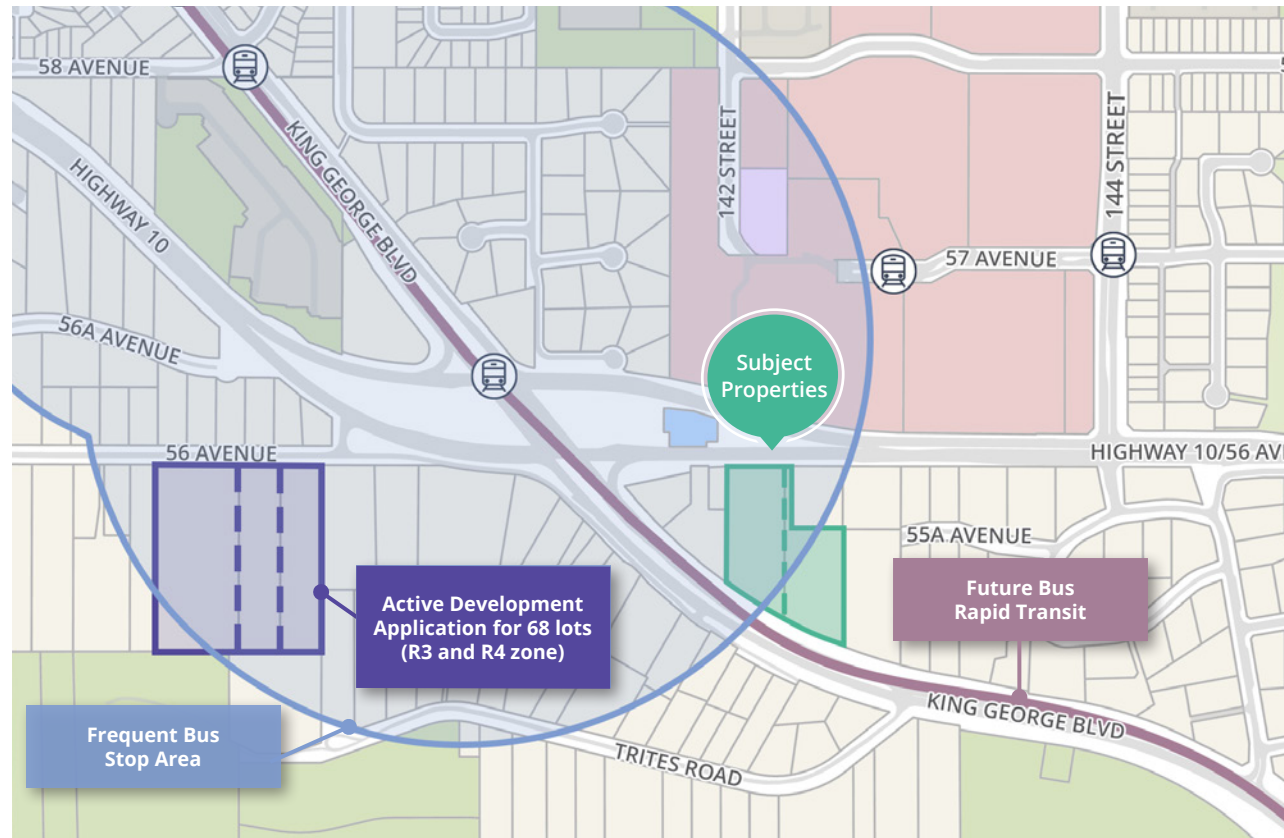
14226 & 14238 56 Avenue
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Development potential

The subject properties are not located within a secondary plan and, as a result, are only governed by the city-wide Official Community Plan (OCP). The OCP designation for this 3.9 acres is Suburban.

The Suburban designation is described as supporting low-density residential uses, complementary institutional, agricultural and small-scale commercial uses and public facilities.

The existing R1 zoning permits small-scale multi-unit housing on larger suburban lots, and with the subject properties location within an official Frequent Bus Stop Area, there is a potential for up to 6 dwelling units per lot.



Source: Surrey's Cosmos GIS

Transit Oriented Development

The subject properties are located in a Major Transit Growth Corridor, along a future Bus Rapid Transit (BRT) route and currently served by a Rapid Bus route. This proximity to transit triggers City policies for growth in unplanned areas such as this one, providing a rationale for additional development potential.

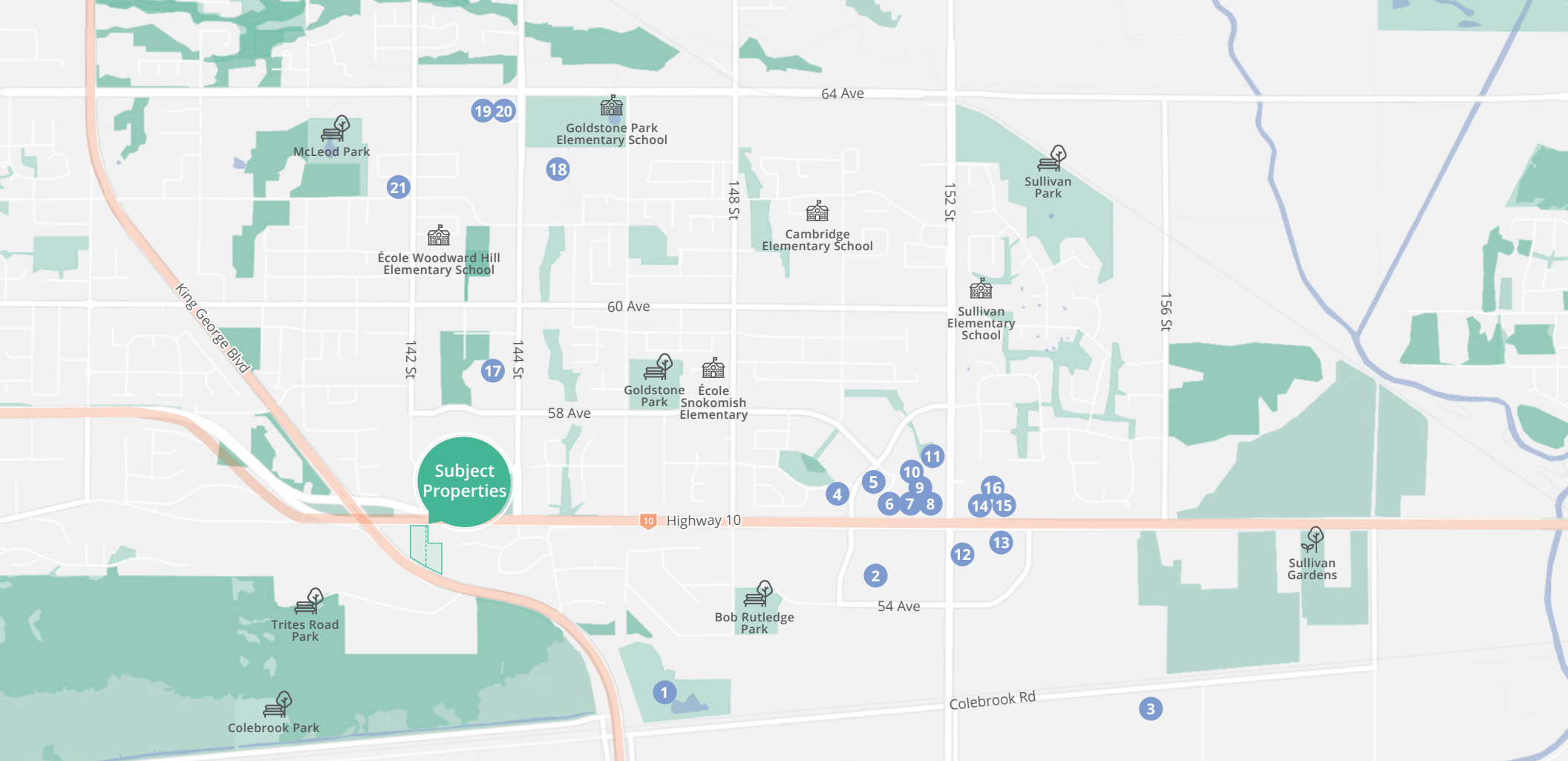
Available documentation

Contact the listing agent for access to the data room of additional information including:

- Zoning
- OCP Land Use
- Future BRT Route
- Tax Report

Asking price

Contact the listing agent for price guidance



Subject Properties

Location

The subject properties are centrally located within Surrey at the southeast corner of the King George Boulevard and Highway 10 intersection. This location benefits from a long list of nearby schools, parks and amenities in the surrounding Panorama region. Future residents will have views to the south over Mud Bay and benefit from a Frequent Bus Stop less than 300m away.

- | | | |
|---|---|-------------------------------------|
| 1. Birdies & Buckets Family Golf Centre | 9. White Spot Panorama | 16. Sullivan Square Shopping Centre |
| 2. Way Back Brew Co. | 10. PetSmart | 17. The Tennis Centre - Surrey |
| 3. Vinoscenti Vineyards | 11. Dollarama | 18. Bell Performing Arts Centre |
| 4. Tong Louie Family YMCA | 12. Par4 Kitchen & Bar Surrey Sports Bar & Restaurant | 19. Blenz Coffee |
| 5. Fresh St. Market - Panorama Surrey | 13. Browns Socialhouse | 20. barBURRITO |
| 6. McDonald's | 14. Tim Hortons | 21. Pharmasave Newton Health Centre |
| 7. Panorama Indian Lounge (Dosa Lounge) | 15. Domino's Pizza | |
| 8. Starbucks Coffee Company | | |

Contact for more information

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