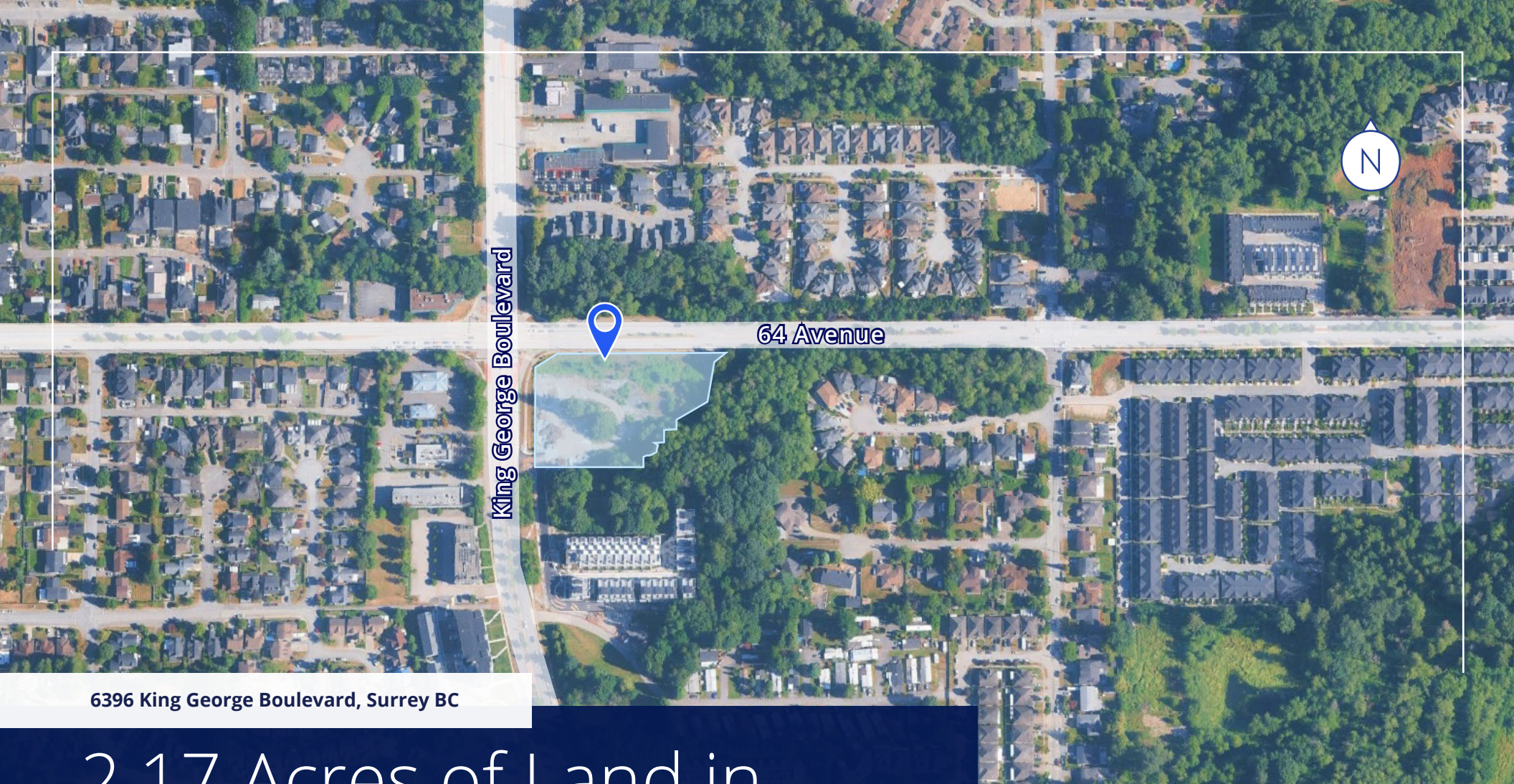




6396 King George Boulevard, Surrey BC

2.17 Acres of Land in Surrey **For Sale**

Raj Sidhu
Vice President

Personal Real Estate Corporation
+1 778 882 7304
raj.sidhu@colliers.com

Harp Khela

Personal Real Estate Corporation
Century 21 Coastal Realty Ltd
+1 778 552 0200
harp@harpkhela.com



CENTURY 21

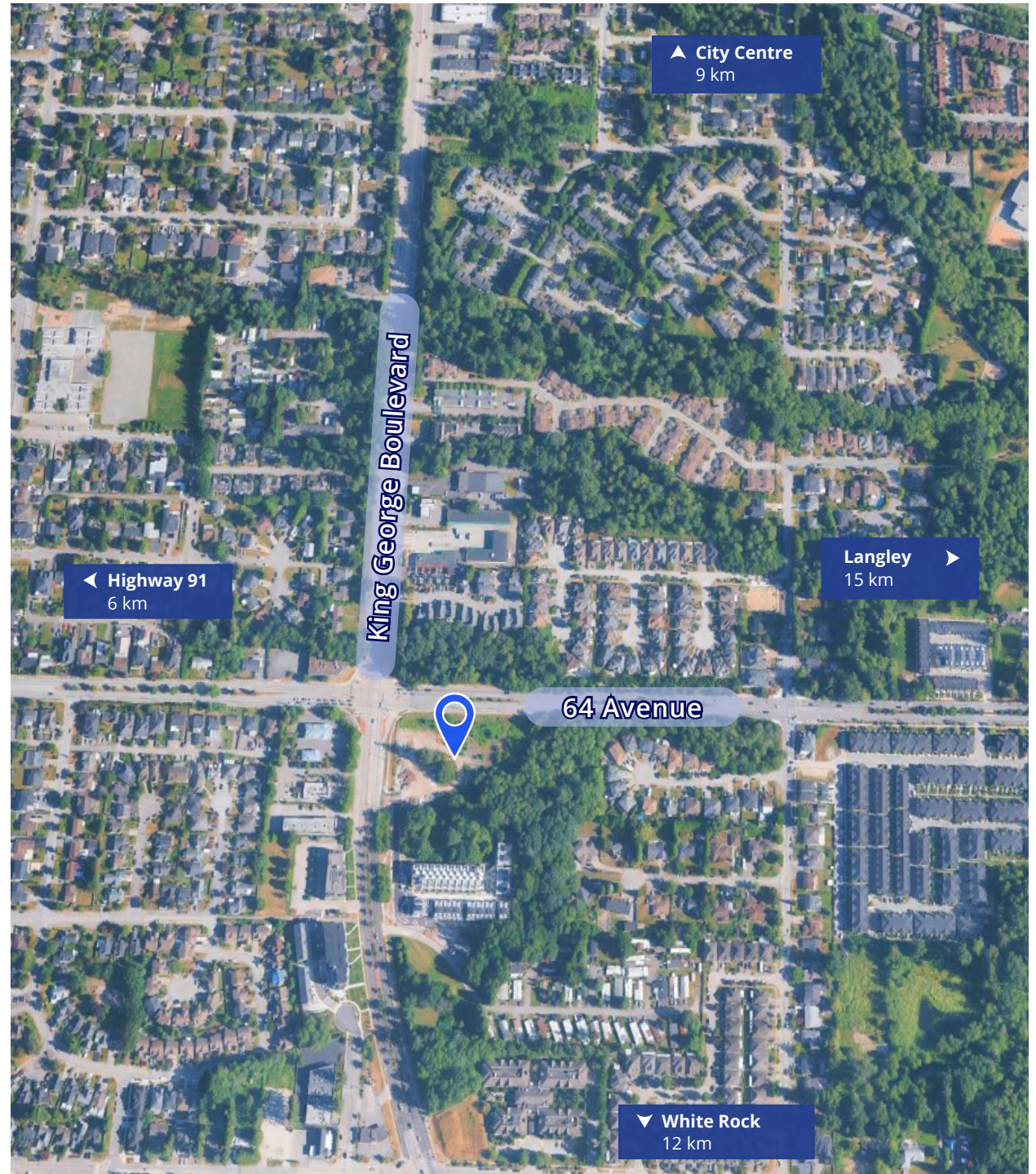
Accelerating success.

Opportunity

Colliers is pleased to present the opportunity to acquire 6396 King George Boulevard, a prominent and strategically located mixed-use development site in the heart of Surrey's evolving King George Corridor. Positioned along one of Surrey's primary north-south arterial routes, the 2.17-acre property offers exceptional visibility, strong vehicular exposure, and immediate access to established residential neighborhoods and expanding commercial amenities. The site benefits from its proximity to major transportation routes and future transit enhancements, reinforcing its long-term growth trajectory. With 3rd-reading approval in place for a 282-unit residential condominium development with integrated ground-floor retail. This is a compelling opportunity to secure a well-located, transit-oriented development site in one of Metro Vancouver's fastest-growing municipalities.

Location

The subject property is strategically located along King George Boulevard, one of Surrey's primary transit and transportation corridors, offering immediate access to major routes such as Highway 10, Fraser Highway, and Highway 99. This prime location provides efficient connectivity throughout Surrey and the broader Metro Vancouver region, including Richmond, Delta, and Downtown Vancouver. Situated in the Newton area, the property is also minutes from major commercial centres, frequent transit services, and a wide range of retail, dining, and essential amenities.



Property Overview

Civic Address	6396 King George Boulevard, Surrey, BC V3X 1E9
Legal Description	PID: 029-450-616 LOT 1 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP41277
Site Size	2.17 Acres
Property Taxes (2025)	\$95,223.82
Assessment (2026)	\$10,376,000
Zoning	CD - Comprehensive Development Zone
Land Use	Low-Rise Mixed-Use (2 FAR)
OCP/NCP	Commercial/Low-Rise Mixed-Use, South Newton Study Area
Proposed	Wood-frame 6 Stories, 2.38 FAR / 242,037 BSF
Status	Third Reading Approved Jan 13, 2025, 282 Condo Units + 16 CRU
Price	<i>Please contact listing agents</i>

Proposed Development





CENTURY 21



6396 King George Boulevard, Surrey BC

Raj Sidhu
Vice President
Personal Real Estate Corporation
+1 778 882 7304
raj.sidhu@colliers.com

Harp Khela
Personal Real Estate Corporation
Century 21 Coastal Realty Ltd
+1 778-552-0200
harp@harpkhela.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Macaulay Nicolls Inc., Brokerage**

collierscanada.com

Accelerating success.