

**AVISON
YOUNG**

For Sale

18222 & 18252 72 Avenue
Surrey, BC



2.12-acre, Transit-Oriented Apartment
Site in the Clayton Corridor

Mike Harrison*

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**Mike Harrison Personal Real Estate Corporation*



Salient information

PROPERTY ADDRESS

18222 & 18252 72 Avenue, Surrey

PIDS

009-286-179, 009-286-373

SITE SIZE

2.12 acres

SECONDARY PLAN

Clayton Corridor Plan

LAND USE DESIGNATION

Low-Rise and Mid-Rise Residential

APPLICATION STATUS

Yet to be submitted

CURRENT USE

Tenanted detached home on each property

PROPERTY TAXES






\$51,476.04 (2025)

Opportunity

This offering is an opportunity to acquire a 2.12-acre transit-oriented apartment development site located in the new Clayton Corridor Plan. The two parcels are designated Low-Rise and Mid-Rise Residential and their proximity to the 184 Street SkyTrain station puts them in Tier 2, giving them potential for up to 12 storeys and 4.0 FSR.

A preliminary site plan has been drawn showing a possible 220,500 buildable sf of density in a 6-storey built form, suitable for market condo or rental apartment development.

Highlights

-  Site Size: 2.12 acres
-  Located in the Clayton Corridor Plan
-  Preliminary site plan for 220,500 buildable sf and 273 apartments
-  Less than 400m to future SkyTrain station
-  Walking distance to transit, schools, parks and Clayton Community Centre

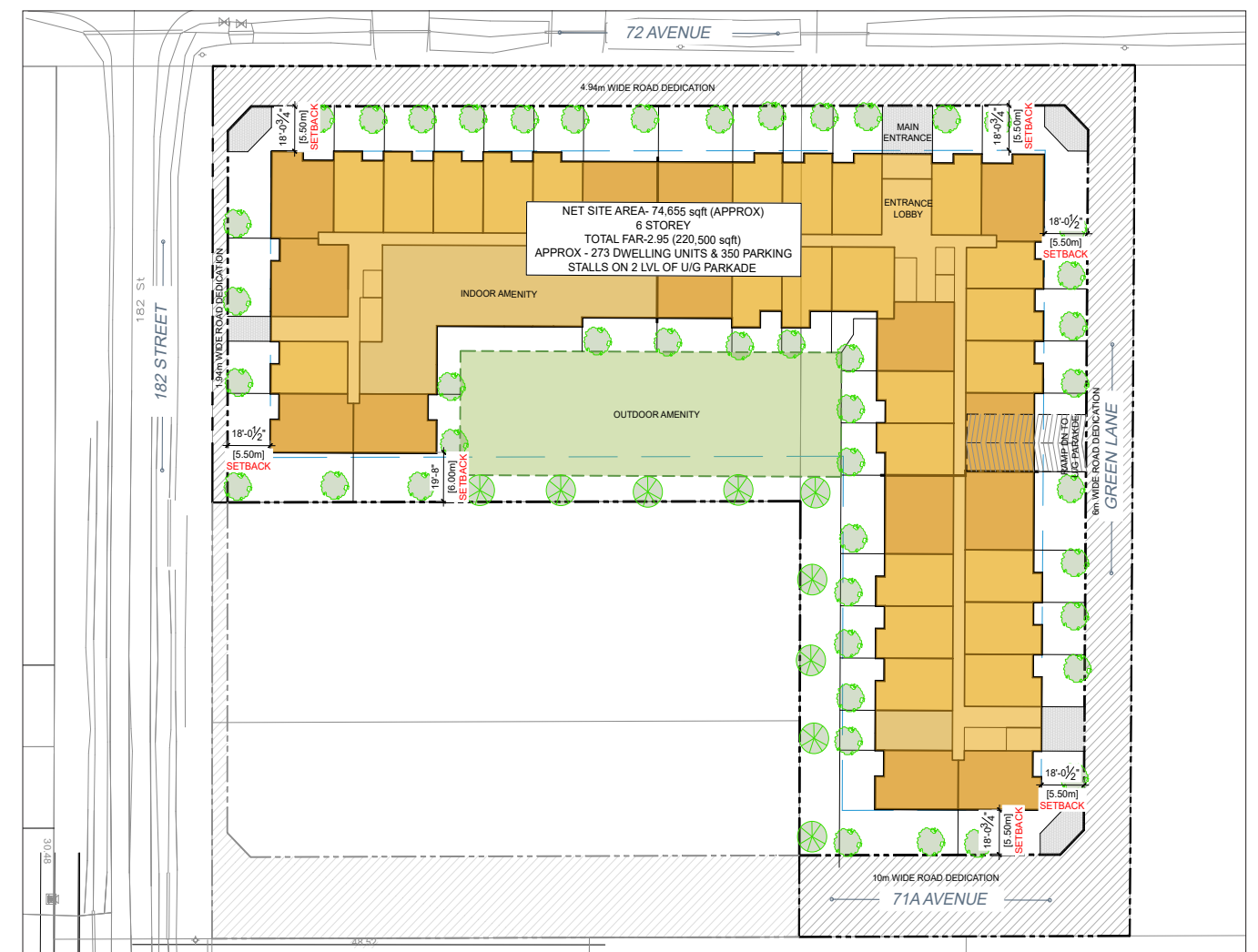
Development potential

The 2.12-acre subject site is located in the Clayton Corridor Plan, designating the properties for Low-Rise and Mid-Rise Residential development which permit densities up to 3.0 FAR and 4.0 FAR respectively.

The subject site is also located within Tier 2 of an official Transit Oriented Area (TOA) which requires the City to permit up to 12 storeys at a density of 4.0 FAR.

A preliminary site plan has been created for a 6-storey development containing 220,500 buildable square feet and an estimated 273 apartments.

Preliminary site plan



Project statistics



273
units

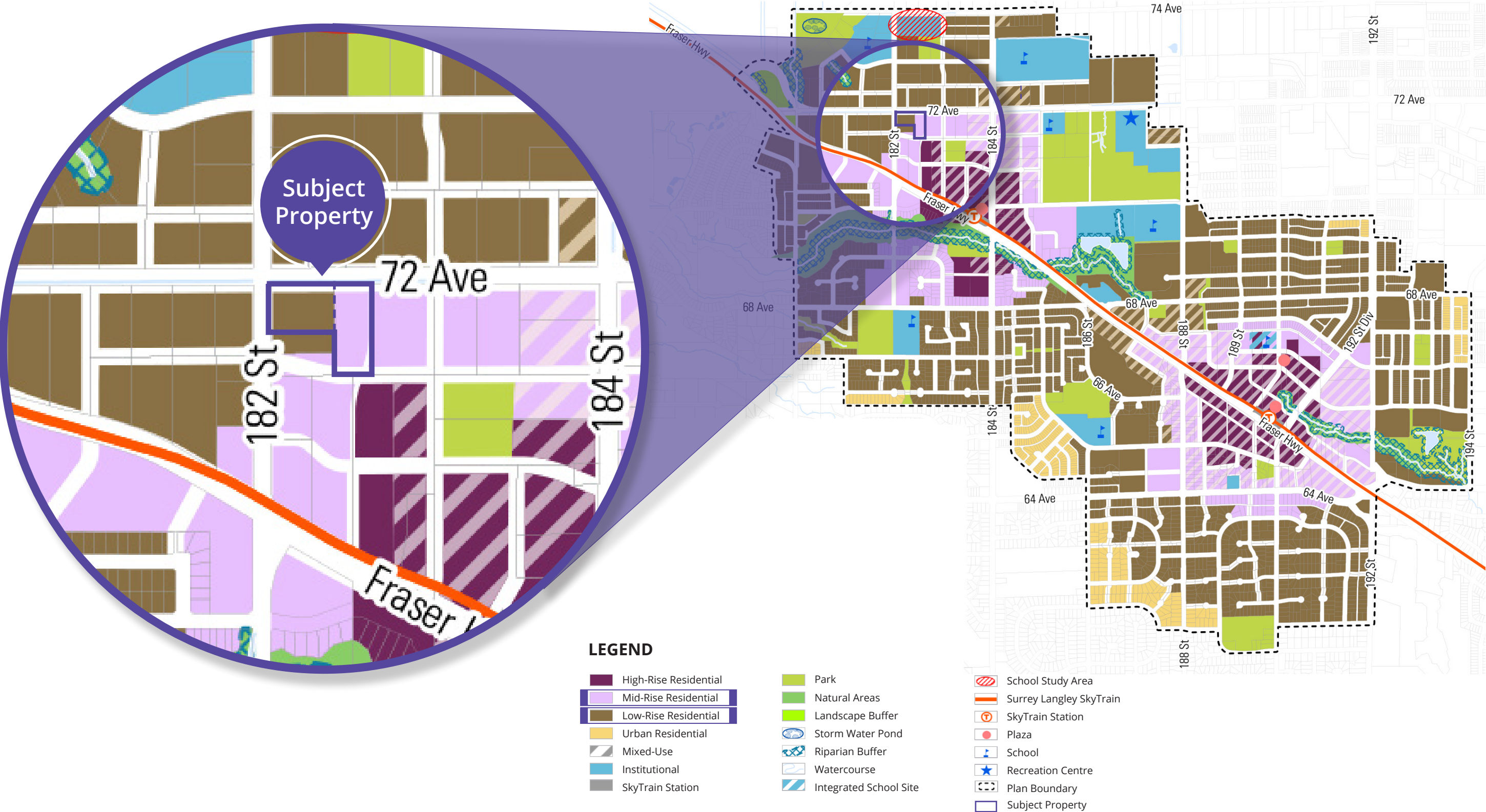


220,500
buildable sf



6-storey
built form

Clayton Corridor Land Use Plan



Subject Property























72 Ave

182 St

184 St

Fraser Hwy

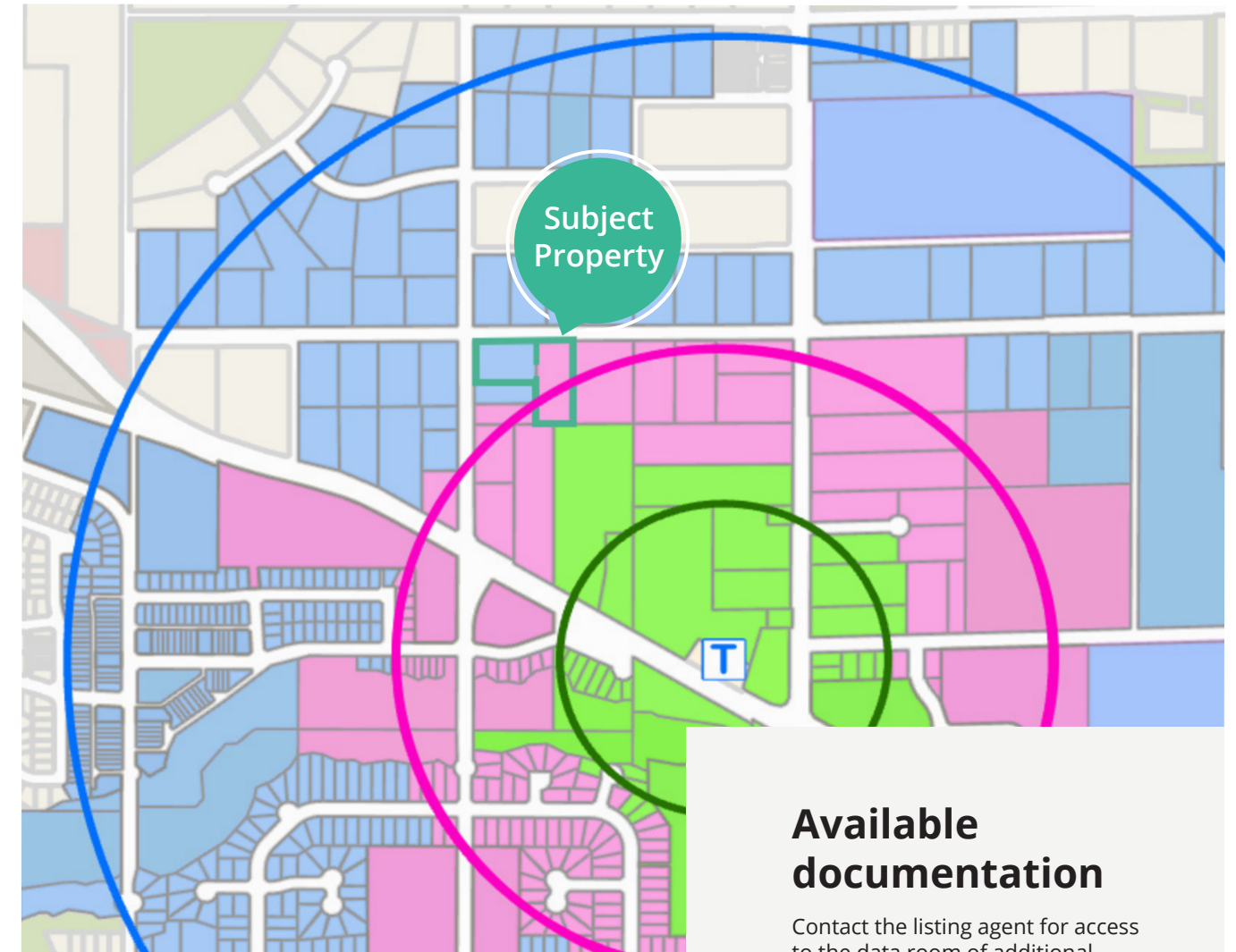
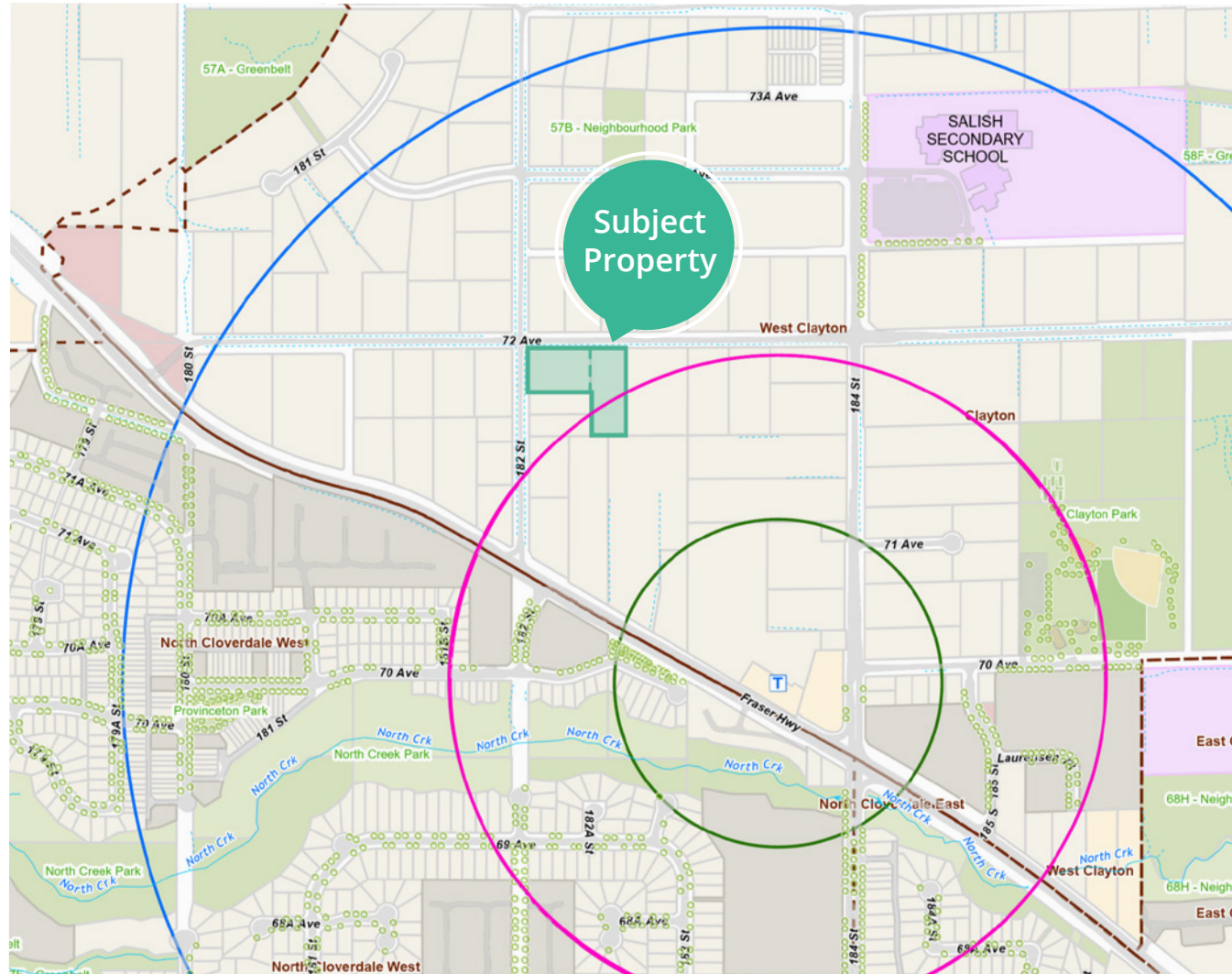
LEGEND

-  High-Rise Residential
-  Mid-Rise Residential
-  Low-Rise Residential
-  Urban Residential
-  Mixed-Use
-  Institutional
-  SkyTrain Station
-  Park
-  Natural Areas
-  Landscape Buffer
-  Storm Water Pond
-  Riparian Buffer
-  Watercourse
-  Integrated School Site
-  School Study Area
-  Surrey Langley SkyTrain
-  SkyTrain Station
-  Plaza
-  School
-  Recreation Centre
-  Plan Boundary
-  Subject Property

For sale

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Surrey, BC

Transit-Oriented Areas (TOA)





LEGEND

TRANSIT STATIONS

 SkyTrain Stations

TRANSIT-ORIENTED AREA TIERS

 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)

TRANSIT-ORIENTED AREA PROPERTIES

 Tier 1

 Tier 2

 Tier 3

Available documentation

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

- Preliminary Site Plan
- Survey
- Geotechnical Memo
- Environmental Report
- ...and more

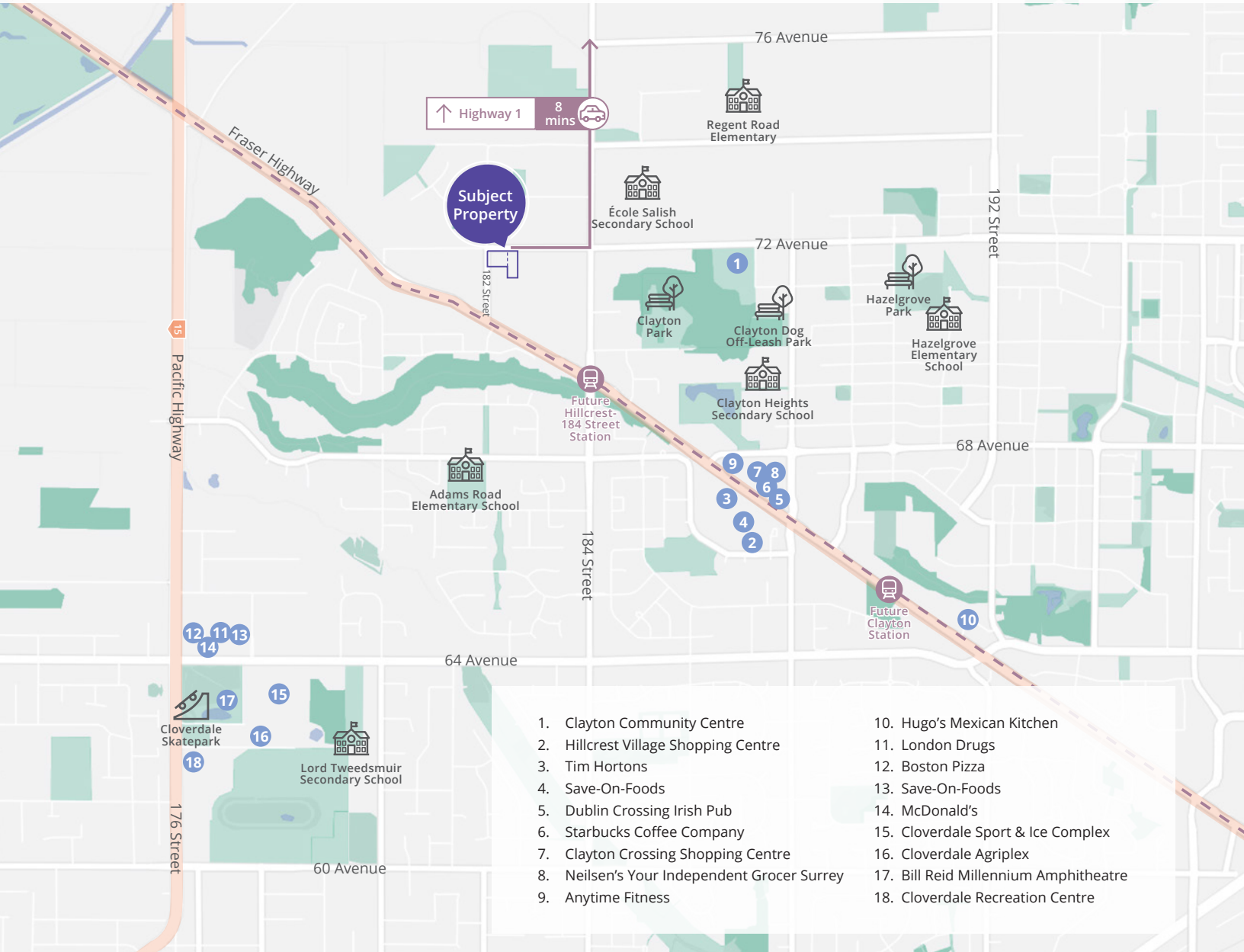
Asking price

\$12,800,000

(\$58 per buildable sf)

Location

The subject site is located at the southeast corner of 72 Avenue and 182 Street, walking distance to the future Hillcrest 184 Street SkyTrain station. Future development around the SkyTrain station will bring enormous amenities to the area, building on the nearby parks, schools and Clayton Community Centre. In the meantime, a vast array of commercial amenities already exist at the retail centre on Fraser Highway, only a few blocks east.



Contact for more information

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