



**13229-13277 84<sup>th</sup> Avenue, Surrey, BC**

## Highlights

- ▶ 9.43-acre Corner Site
- ▶ High traffic exposure 7,490 SF, 5-bed, 6-bath single family house
- ▶ Development potential
- ▶ OCP “Urban” Designation

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# 13229-13277 84<sup>th</sup> Avenue

Surrey, BC

## The Opportunity

The properties represent an opportunity to acquire two regular legal parcels totaling 9.43-acres (410,771 SF). The City of Surrey's Official Community Plan (OCP) designates the subject parcels as "Urban" use. The "Urban" designation is intended to support low and medium density residential neighbourhoods. Residential uses within this designation may include a range of forms such as detached and semi-detached houses as well as ground-oriented attached housing including town-houses and row houses. Other complementary uses included in this land use designation are public facilities, places of worship, small-scale daycare facilities, schools, live-work units and small-scale neighbourhood-serving shops.

## Location

The properties are located on the northeast corner of the 84<sup>th</sup> Avenue and 132<sup>nd</sup> Street intersection in the City of Surrey's West Newton neighbourhood.



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## Property Details

### Civic Address

13229-13277 84<sup>th</sup> Avenue  
Surrey, BC W4

### Legal Description

Lot 8 North East Quarter Section  
29 Township 2 New Westminster  
District Plan 5488  
Lot 7 North East Quarter Section  
29 Township 2 New Westminster  
District Plan 5488

### PID

010-546-928  
010-546-901

### Zoning & OCP Designation

RA (One Acre Residential)  
allowing for single family uses

### Taxes (2025)

\$1,199.44

### Price

\$26,000,000

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