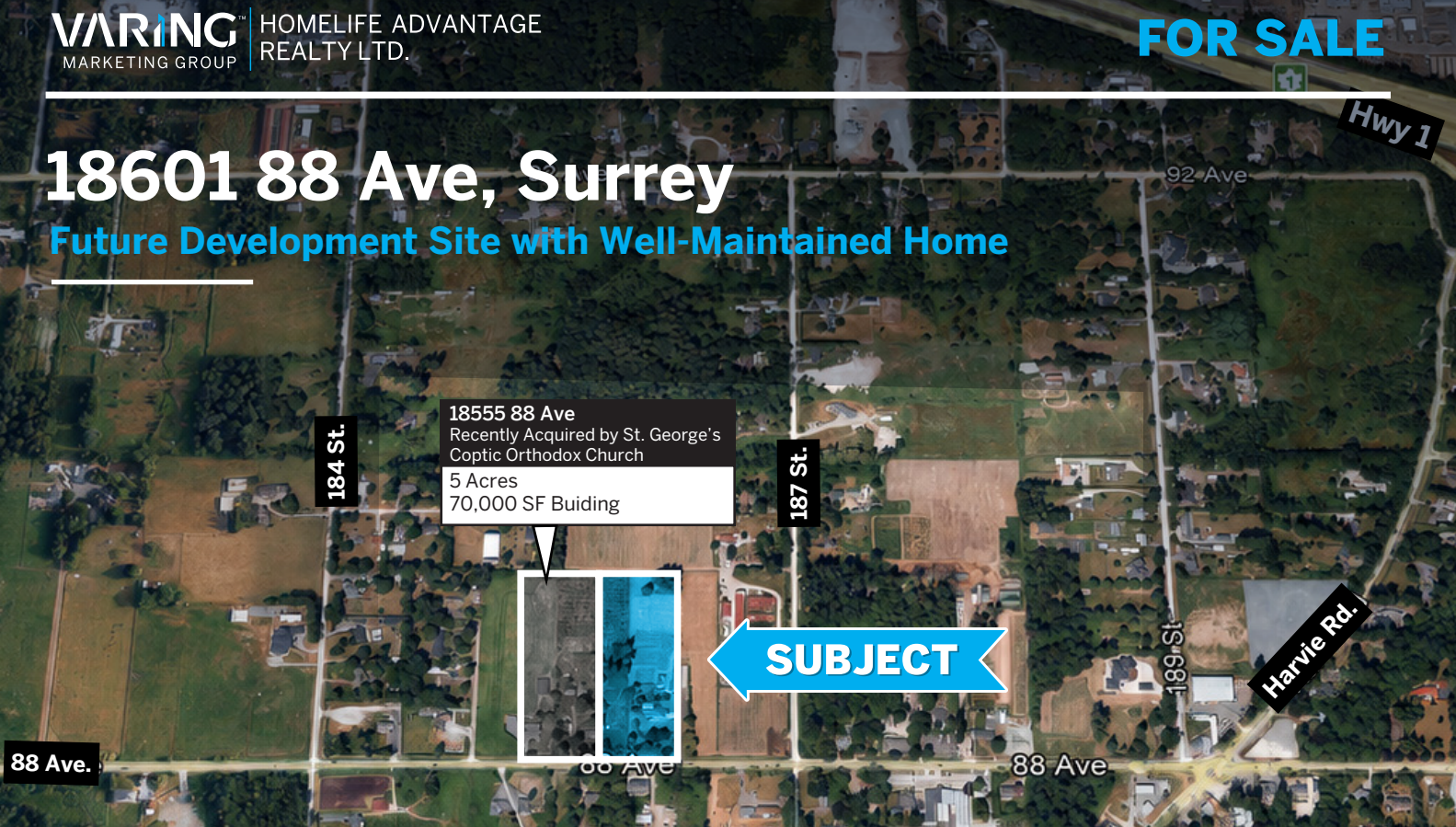


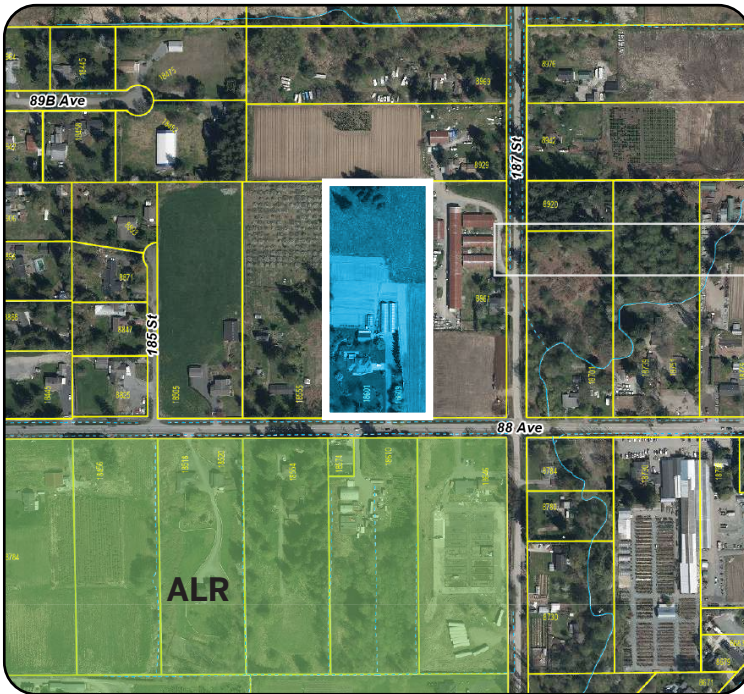
18601 88 Ave, Surrey

Future Development Site with Well-Maintained Home

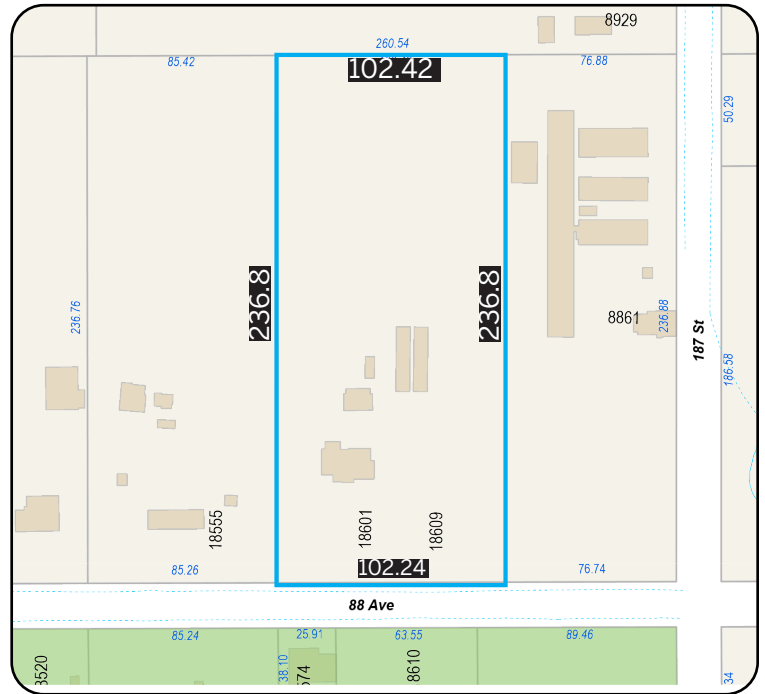


SITE SIZE: 5.99 Acres	LOCATION: South Port Kells	LIST PRICE: \$10,150,000
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AERIAL VIEW



DIMENSIONS (IN METRES)



PROPERTY DESCRIPTION

CIVIC ADDRESS: 18601 88 Ave, Surrey, BC

SIZE: 5.99 Acres

AREA: South Port Kells

PROPERTY TAXES: \$2,375.73

OPPORTUNITY:

- A well-located holding property with short- to mid-term potential, minutes from the Anniedale-Tynehead NCP and key transportation corridors.
- The site includes a well-maintained home and two greenhouses, currently generating approx. \$4,000/month from a quality tenant, offering stable interim income while held for future redevelopment.
- With no known creeks or easements, the property offers a clean land profile, extensive frontage along 189 Street and Harvie Road, and convenient access to major routes, including approximately 3 minutes to Pacific Highway and 6 minutes to the Trans-Canada Hwy.
- Future land uses may include, but are not limited to:
 - Industrial
 - Medium to high-density residential
 - At present, one may be able to get a temporary use permit from the City.

MEASUREMENTS:

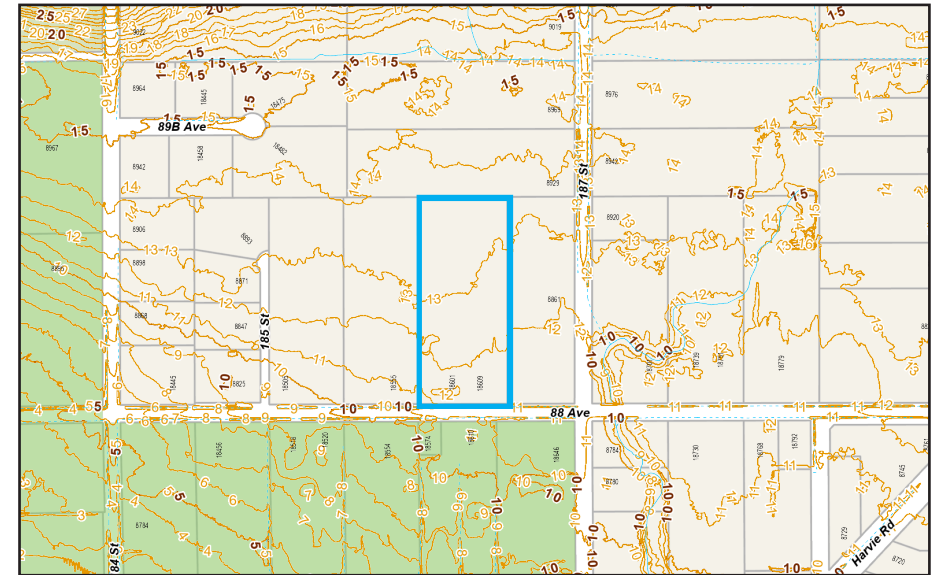
Main Home:

Main Floor: 2,228 sq. ft.; Upper Floor: 687 sq. ft.
Total Livable: 2,915 sq. ft.
Garage: 667 sq. ft. Grand
Total: 3,582 sq. ft.

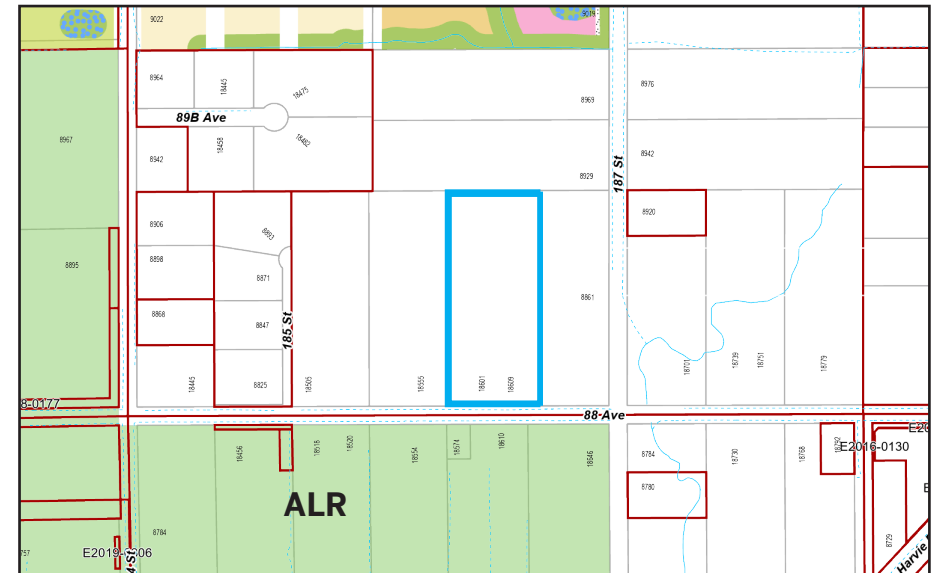
Outbuildings:

Solarium: 284 sq. ft.
Green House: 3,822 sq. ft.
Pump House: 99 sq. ft.
Shed: 825 sq. ft.
Patio: 1,080 sq. ft.
Total Extras: 6,110 sq. ft.

TOPOG VIEW



LEGAL VIEW



1. Can the property be subdivided?

Answer: Yes. Based on discussions with the City & Target Surveying, subdivision appears feasible subject to municipal coordination and approvals.

- Approximate frontage of 50 metres supports subdivision potential
- Coordination with the City would be required throughout the process
- Estimated timeline: 12–24 months
- Estimated costs: approximately \$15,000–\$20,000 for the overall subdivision process

2. Would the City support a Temporary Use Permit (TUP)?

Answer: The City may consider supporting a Temporary Use Permit (TUP); however, there appears to be stronger support for PA-1 / PA-2 zoning, similar to the adjacent property located at 18555 88 Ave.

Potential Uses Under PA-1 / PA-2 Zoning Include:

- Church / Temple
- Child Care Facility
- Assembly Hall
- Community Services Uses

3. Is there a Neighbourhood Concept Plan (NCP) planned for the area?

Answer: Yes. An NCP is anticipated for the area, although timing has not yet been formally announced by the City. Contact Darren Braun at City of Surrey.

4. Are municipal services available to the property?

Answer: Partial service is available on the site.

Current Servicing Notes:

- Water line service is available
- Full municipal services are not currently available
- On-site detention would likely be required

POINTS OF CONTACT:

Consultants:

- Aplin Martin
Email: vancouver@aplinmartin.com
Phone: (604) 678-9434
- McElhanney
Email: vancouver@mcelhanney.com
Phone: (604) 683-8521

City of Surrey Planning Department:

- Ron Gill
Email: RGill@surrey.ca
Phone: (604) 591-4773
- Darren Todd
Email: Darren.Todd@surrey.ca
Phone: (236) 474-3129

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

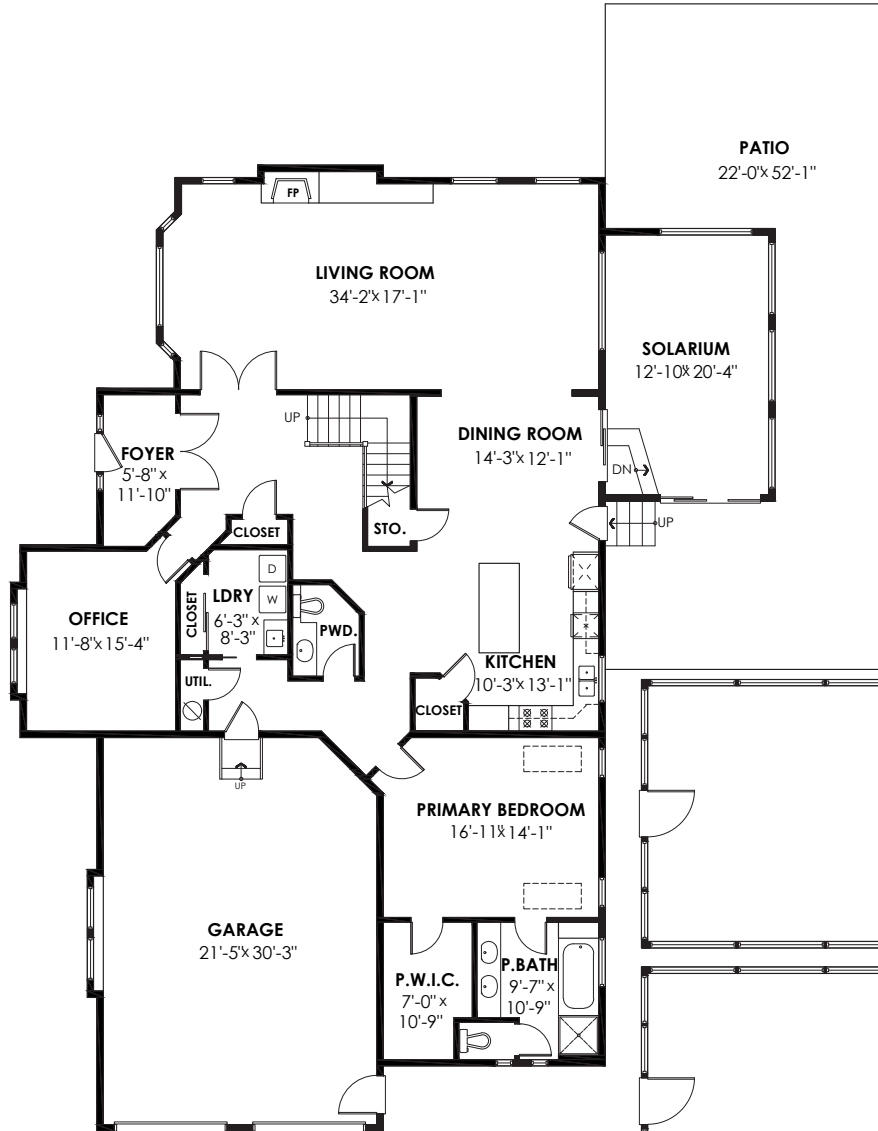


FLOORPLAN

18601 88 Avenue, Surrey

Main Floor Plan

Floor Area: 2228 sq.ft.
Ceiling Height: 9'



Main Floor: 2,228 sq. ft.
Upper Floor: 687 sq. ft.
Total Livable: 2,915 sq. ft.

Garage: 667 sq. ft.
Grand Total: 3,582 sq. ft.

Solarium: 284 sq. ft.
Green House: 3,822 sq. ft.
Pump House: 99 sq. ft.
Shed: 825 sq. ft.
Patio: 1,080 sq. ft.

Total Extras: 6,110 sq. ft.

Upper Floor Plan

Floor Area: 687 sq.ft.
Ceiling Height: 8'

