

For Sale By Court Order

*5-Lot Subdivision
Approved at 3rd Reading
in Panorama Ridge*

38,931 SF Assembled Site with Two Single Family
Homes Providing Holding Income

**13630 & 13644 60th Avenue
Surrey, BC**

MDC & Associates

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The Opportunity

Boutique Development Site with Potential for Holding Income

Colliers presents the opportunity to acquire 13630 & 13644 60 Avenue, Surrey, BC (the "Property"), a 38,931 SF site comprised of two single-family properties, each improved with a two-storey home, with approval at 3rd Reading for a 5-lot single-family subdivision.

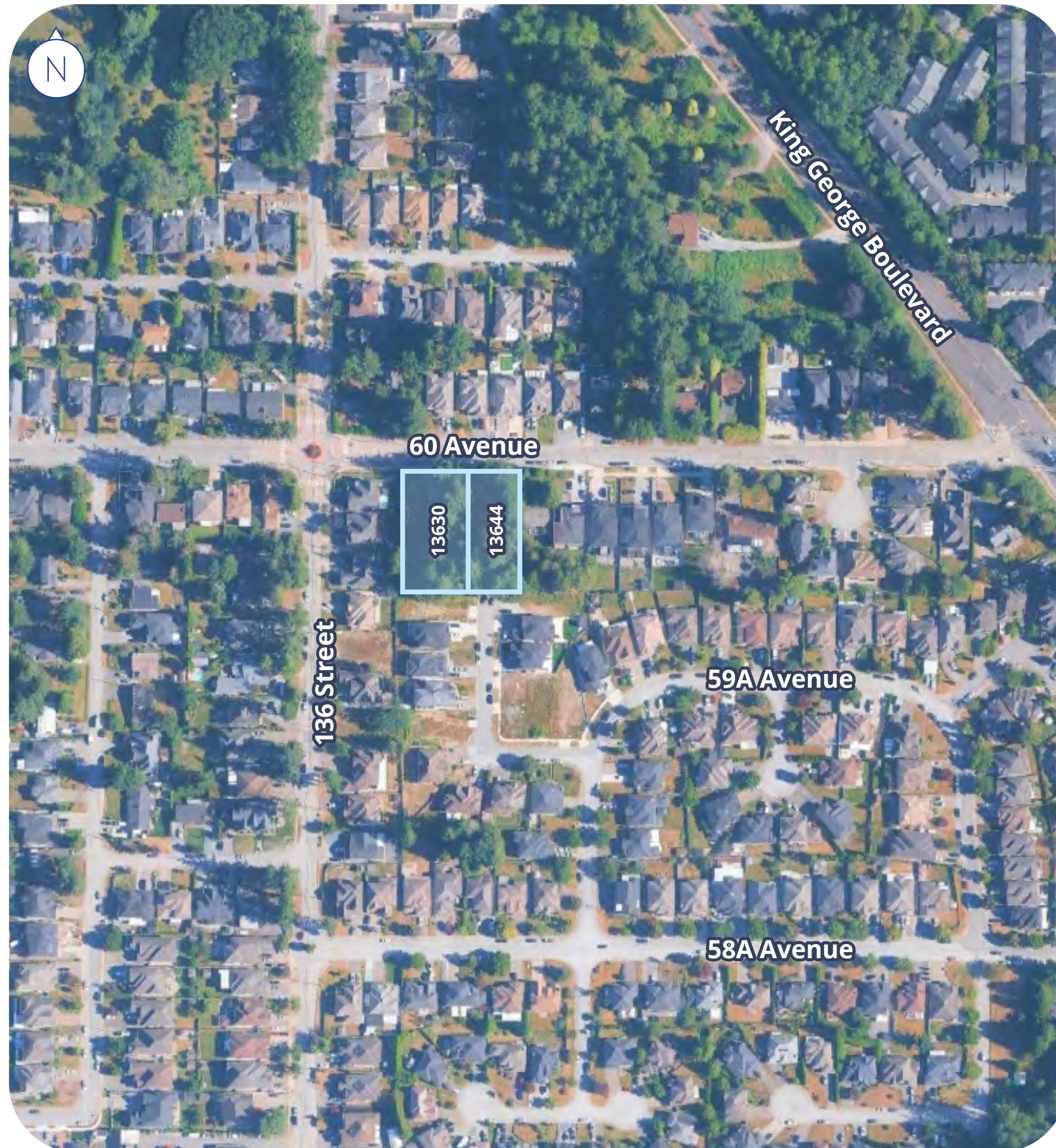
The two single-family homes offer the opportunity to take-up residency or tenant the homes providing significant holding income while you either work towards Building Permit or hold and redevelop in the future.

Steps from the King George Boulevard corridor and Highway 10, with schools, parks, shopping, and transit all within reach. The Property is situated in an established, family-oriented neighbourhood with continued demand for housing.

- **Location** - Prime Panorama Ridge location with quick access to Highway 10, King George Boulevard, Highway 91, and Highway 99.
- **Amenity Rich** - Close to schools, parks, shopping, recreation, and everyday services within an established residential community.
- **Lifestyle** - Desirable family-oriented neighbourhood known for its mature streetscapes, large lots, and strong residential appeal.
- **Development Opportunity** - With 3rd Reading achieved, the Property has a clear path to development.



Salient Facts

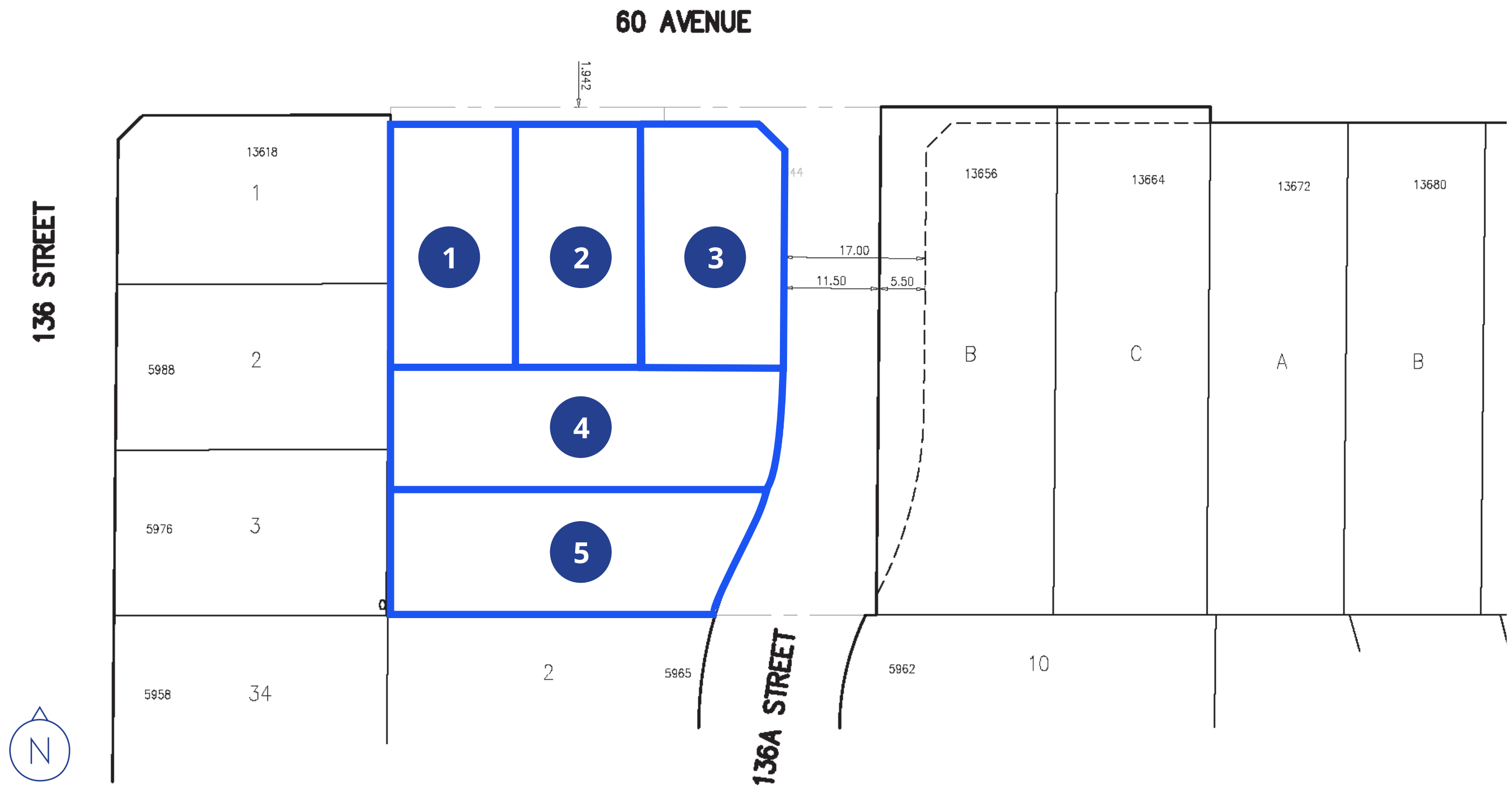


Property	13630 60th Avenue Surrey, BC	13644 60th Avenue Surrey, BC
Legal Description	011-449-756; LOT 1 EXCEPT: WEST 107.8 FEET, SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 9956	010-426-299; LOT "A" SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 18621
Zoning Bylaw	R3 - Urban Residential Zone	
Land Use Plan	Newton-King George Boulevard Plan	
Proposed Zoning Bylaw	R4 - Small Lot Residential Zone to allow subdivision into five (5) single-family lots	
Gross Site Area*	38,931 SF	
Net Site Area*	+/- 29,413 SF	
Asking Price	\$3,150,000	

*Site Area measurements as per City of Surrey Planning & Development Report
Application No.: 7922-0041-00



Proposed Subdivision



Lot #

Lot Size

1

+/- 4,768 SF

2

+/- 4,779 SF

3

+/- 5,425 SF

4

+/- 7,610 SF

5

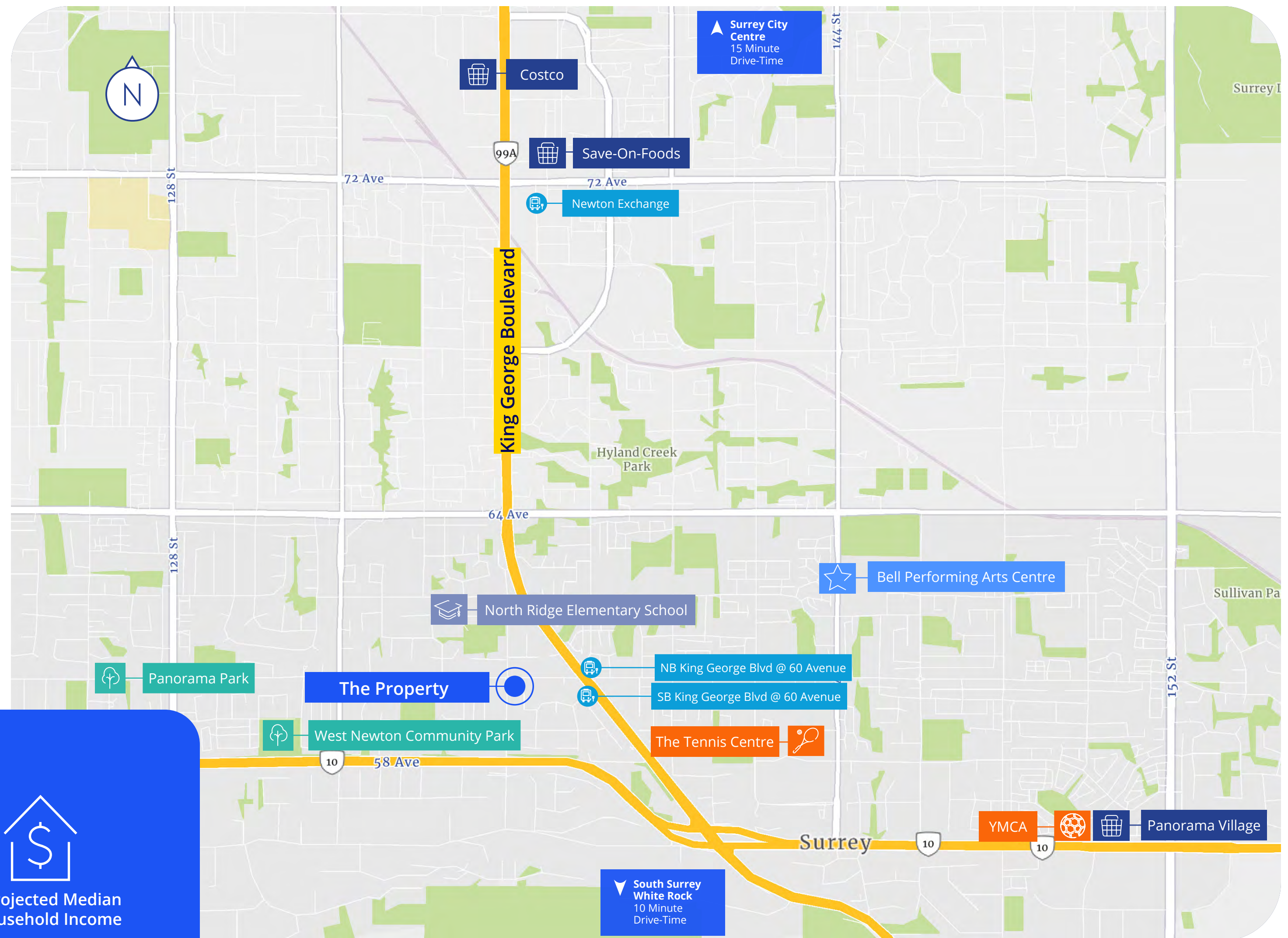
+/- 6,867 SF

Location Overview

The Property is located in Surrey's Panorama Ridge neighbourhood, one of the city's most established and desirable residential communities. Situated along 60 Avenue, the site comprises two adjoining parcels with significant combined frontage and depth, offering an exceptional development opportunity in a market characterized by strong residential demand. The area is defined by a blend of mature single-family housing, executive estates, and ongoing redevelopment activity, reflecting the continued evolution of Panorama Ridge as a premier residential destination.

The Property benefits from close proximity to a full range of amenities, including schools, parks, recreation facilities, shopping centres, and everyday services. The neighbourhood's established character, strong demographic profile, and attractive residential environment continue to drive demand from both homeowners and developers seeking opportunities in one of Surrey's most supply-constrained communities.

From a connectivity perspective, the site offers convenient access to Highway 10, King George Boulevard, Highway 91, and Highway 99, providing efficient links throughout Surrey, Delta, Richmond, and the broader Metro Vancouver region. This strategic location allows residents to access major employment nodes, transportation infrastructure, and urban amenities within minutes, enhancing the Property's long-term appeal and development potential.



Demographics



Current Population

1 km | 14,801
3 km | 90,565



*Projected Population

1 km | 17,889
3 km | 132,078



Current Median Household Income

1 km | \$125,679
3 km | \$116,919

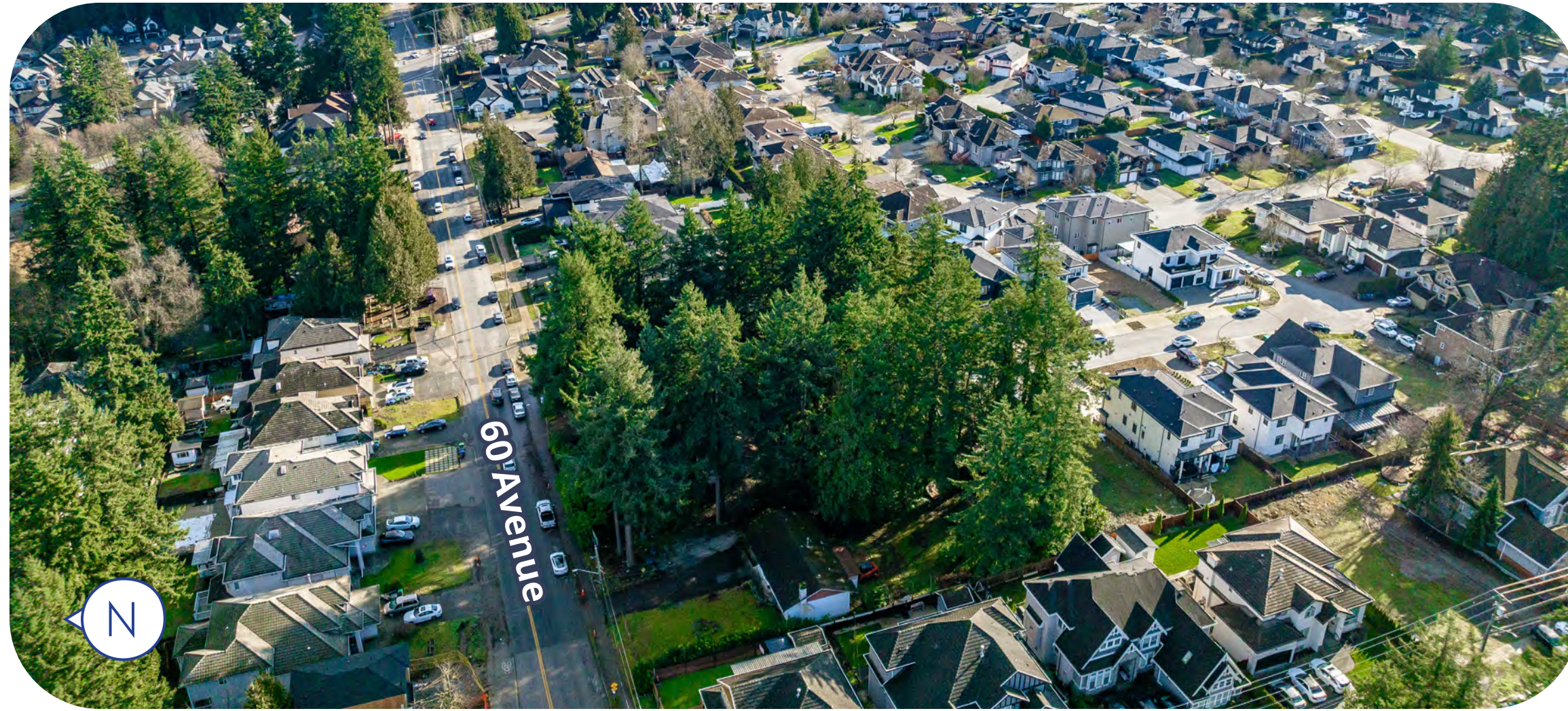


*Projected Median Household Income

1 km | \$179,255
3 km | \$164,707

*2035 Projection

Gallery





OFFERING PROCESS

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Seller as holders of the Conduct of Sale. All offers are subject to Court approval.

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