

**14447, 14455, 14465 & 14475
104A AVENUE, SURREY**

**6-Storey Condo
Development Site with
Third Reading Approval**

FOR SALE BY COURT ORDER

Port Mann Bridge

Guilford Park
Secondary School

Subject Property

Hawthorne Park

144 Street

104A Avenue

44,111 SF

Hart Buck

Senior Vice President
+1 604 727 7001
hart.buck@colliers.com

David Taylor

Senior Vice President
+1 604 761 7044
david.taylor@colliers.com

Jennifer Darling

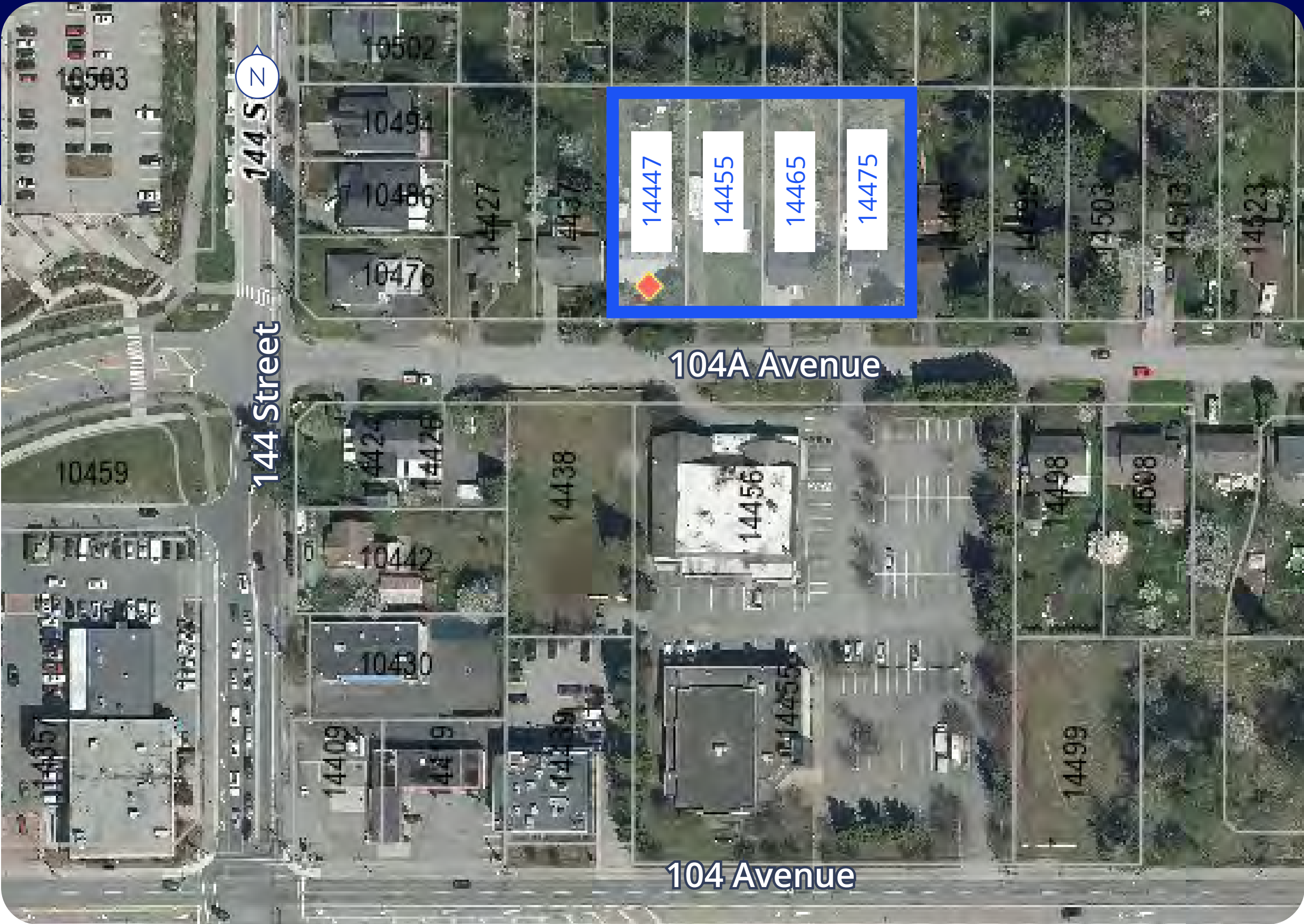
Associate Vice President
+1 778 837 5900
jennifer.darling@colliers.com

Colliers

Property Description

Court Order Sale

This offering provides a rare opportunity to acquire a 44,111 SF pre-assembled development site along 104A Avenue, designated as a future rapid transit corridor. Situated within walking distance of Hawthorne Park, rapid transit options, and Guildford Town Centre, the site is ideally positioned to support the development of 154 residential condominium units in a highly sought-after location.



Property	14447, 14445, 14465 & 14475 104A Avenue, Surrey
Legal Description	001-691-023, 010-025-111, 009-766-081, 010-025-146
Neighbourhood	Guildford Town Centre
Zoning	R3 - Urban Residential Zone
OCP	Multiple Residential Guildford Plan
Site Size	44,111 SF
Proposed Number of Units	154
Gross Buildable Area	111,247 SF
Asking Price	\$8,250,000 (\$74 per buildable SF based on current application)

Further information available in the Data Room
Access provided after signing a Confidentiality Agreement

Highlights



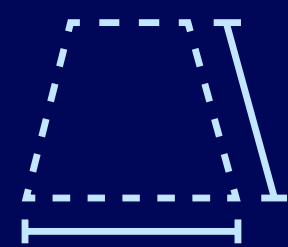
Proximity to Amenities

High demand location with convenient access to retail, office and lifestyle amenities at Guildford Town Centre and less than one block from Hawthorne Park



Existing Plans

Existing plans for a six-storey condominium development with third reading with **154 units over 6 floors** and underground parkade on the consolidated site.



Site Characteristics

44,111 SF rectangular lot provides efficiency of design



Connectivity

Site is well located off 104 Avenue, designated as a future rapid transit corridor and provides quick access to Highway 1 and King George Boulevard



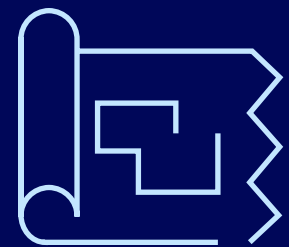
Development Summary



South West Perspective



North East Perspective



Land Use

The Property has received Third Reading of the proposed development plans for a 6-storey condominium building with 154 units and a density of 2.42 FAR.

Proposed Development

Rezoning	Rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”)	
Unit Mix	1 Bed	87 Units
	1 Bed + Den	17 Units
	2 Bed	30 Units
	3 Bed	15 Units
	Studio	5 Units
	154 Units Total	
Gross Buildable Area		111,247 SF
Site Size		44,111 SF
Average Unit Size		1,127 SF
Parking		188 Underground secured parking

Location Overview

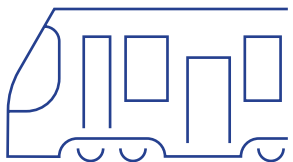
Guildford is one of Surrey's most sought-after urban hubs, offering a strong combination of convenience, connectivity, and lifestyle amenities. Known for its established neighbourhoods and growing multi-residential market, Guildford appeals to a wide range of buyers—from first-time homeowners and young professionals to downsizers and investors. Guildford delivers a balanced urban-suburban lifestyle. Residential streets feature a mix of single-family homes, townhomes, and modern condo developments, many within walking distance of parks, schools, and commercial services. The community's well-developed infrastructure and ongoing revitalization efforts continue to enhance long-term property value.

A major draw for residents is Guildford Town Centre, one of Metro Vancouver's premier shopping destinations. With more than 200 stores, restaurants, and services, it anchors the community and provides exceptional walkability for nearby homes and condominium complexes. Surrounding the mall, the Guildford commercial district offers big-box retailers, grocery stores, cafés, fitness centres, and professional services—ensuring everyday essentials are always close by. Guildford is home to some of Surrey's best public amenities, adding significant lifestyle value. The Guildford Recreation Centre provides aquatic facilities, fitness studios, and year-round programs for all ages, while several neighbourhood parks—such as Hawthorne Rotary Park—offer green space, trails, and playgrounds. These features make the area especially attractive for families and active residents.



Walk Score

78



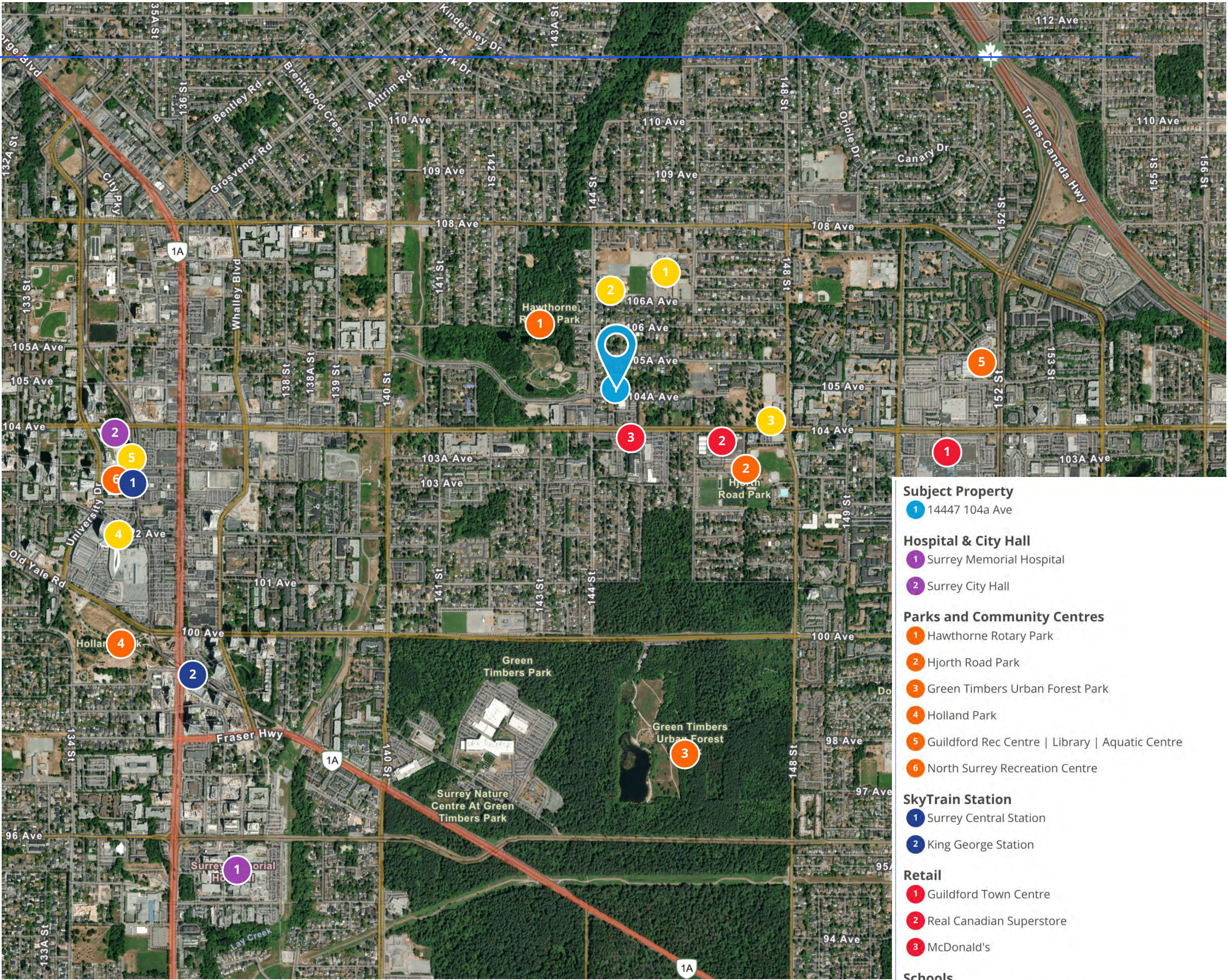
Transit Score

57



Drive Times

Surrey Centre	4 Minutes
Highway 1 Entrance	3 Minutes
Vancouver	43 Minutes
YVR	39 Minutes



- Subject Property**

 - 1 14447 104a Ave
- Hospital & City Hall**

 - 1 Surrey Memorial Hospital
 - 2 Surrey City Hall
- Parks and Community Centres**

 - 1 Hawthorne Rotary Park
 - 2 Hjorth Road Park
 - 3 Green Timbers Urban Forest Park
 - 4 Holland Park
 - 5 Guildford Rec Centre | Library | Aquatic Centre
 - 6 North Surrey Recreation Centre
- SkyTrain Station**

 - 1 Surrey Central Station
 - 2 King George Station
- Retail**

 - 1 Guildford Town Centre
 - 2 Real Canadian Superstore
 - 3 McDonald's
- Schools**

 - 1 Guildford Park Secondary School
 - 2 Mary Jane Shannon Elementary School
 - 3 Hjorth Road Elementary School
 - 4 Simon Fraser University | Surrey Campus
 - 5 Kwantlen Polytechnic University (Civic Plaza Campus)

For Sale by Court Order

14447 - 14475 104A Avenue, Surrey

Offering Process

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.

Hart Buck

Personal Real Estate Corporation
Senior Vice President
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jennifer.darling@colliers.com



Colliers Canada
1067 West Cordova St., Suite 1100,
Vancouver, BC V6C 1C7
+1 604 681 4111

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