

FOR SALE
14427-14437
104A AVENUE
SURREY, BC



[▶ View Property Video](#)

DEVELOPMENT SITE FOR SIX-STOREY PROJECT IN GUILDFORD, SURREY, BC
APPLICATION CURRENTLY UNDER REVIEW WITH THE CITY



THE OPPORTUNITY

An exceptional opportunity to acquire approximately 0.54 acres (half an acre) of development land strategically located at 14427-14437 104A Avenue, Surrey, BC (the “Property”) in the heart of the fast-evolving Guildford neighbourhood.

Ideally situated just 1.5 kilometres from Guildford Town Centre, Guildford Recreation Centre, several schools, and a wide range of retail, dining, and community amenities, the Property offers an ideal balance of convenience and connectivity. Three existing SkyTrain stations are located within approximately 3 kilometres, further strengthening the area’s long-term growth potential.

A development application has been submitted to the City of Surrey for a six-storey multi-family project comprising 81 residential apartment units. The proposed design offers flexibility for either a market condominium development or a purpose-built rental project, making it equally suitable for private developers, community housing groups, or non-profit organizations.

With excellent access to Highway 1, major transit corridors, and key urban destinations, this site is perfectly positioned to benefit from Surrey’s rapid population growth, ongoing infrastructure investment, and the transformative Guildford Transit Corridor Plan.

This represents a rare opportunity to secure a small-scale yet high-impact development site in one of Surrey’s most dynamic and high-growth urban nodes, offering strong long-term potential and exceptional market fundamentals.

INVESTMENT HIGHLIGHTS



PRIME LOCATION: Strategically located in Guildford, one of Surrey’s most established and fastest-growing urban centres



HIGHWAY & TRANSIT ACCESS: Quick access to Highway 1 via nearby interchanges, along with excellent public transit connections such as R1 RapidBus.



PROPOSED DEVELOPMENT: Application submitted for a well-designed apartment project comprising 81 residential units.



PROXIMITY TO AMENITIES: Ideally located within walking distance of schools, transportation nodes, restaurants, and everyday conveniences, and situated directly beside Hawthorne Park.



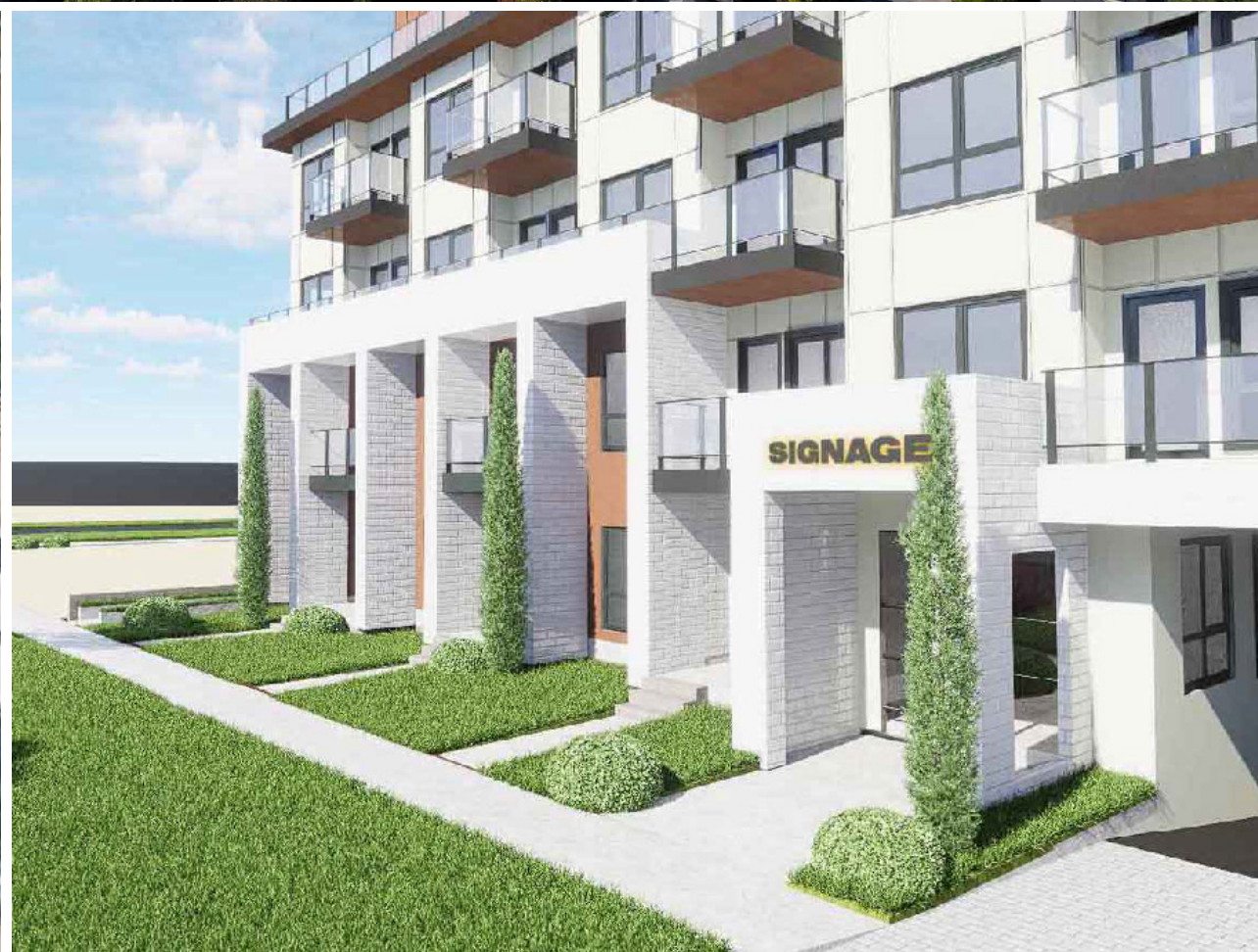
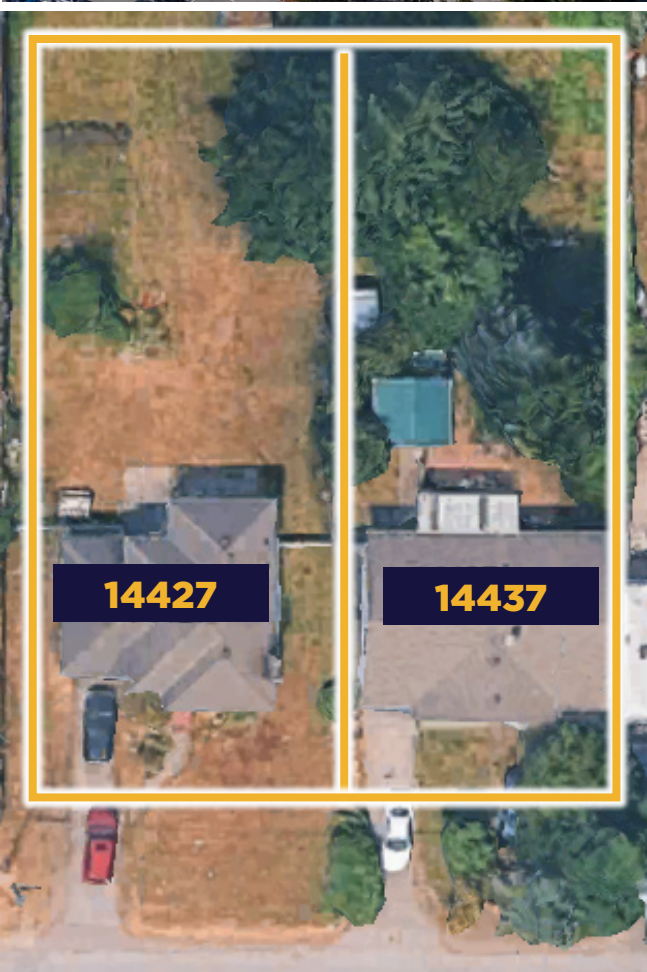
INFILL ADVANTAGE: Situated in a mature neighbourhood with established infrastructure and services, reducing development risk and enhancing marketability



MANAGEABLE SCALE: Mid-sized project allows for efficient construction while maintaining flexibility for phased delivery in today’s market.



STRONG GROWTH OUTLOOK: Positioned in a high-demand growth corridor benefiting from Surrey’s rapid population expansion and major public infrastructure investment.



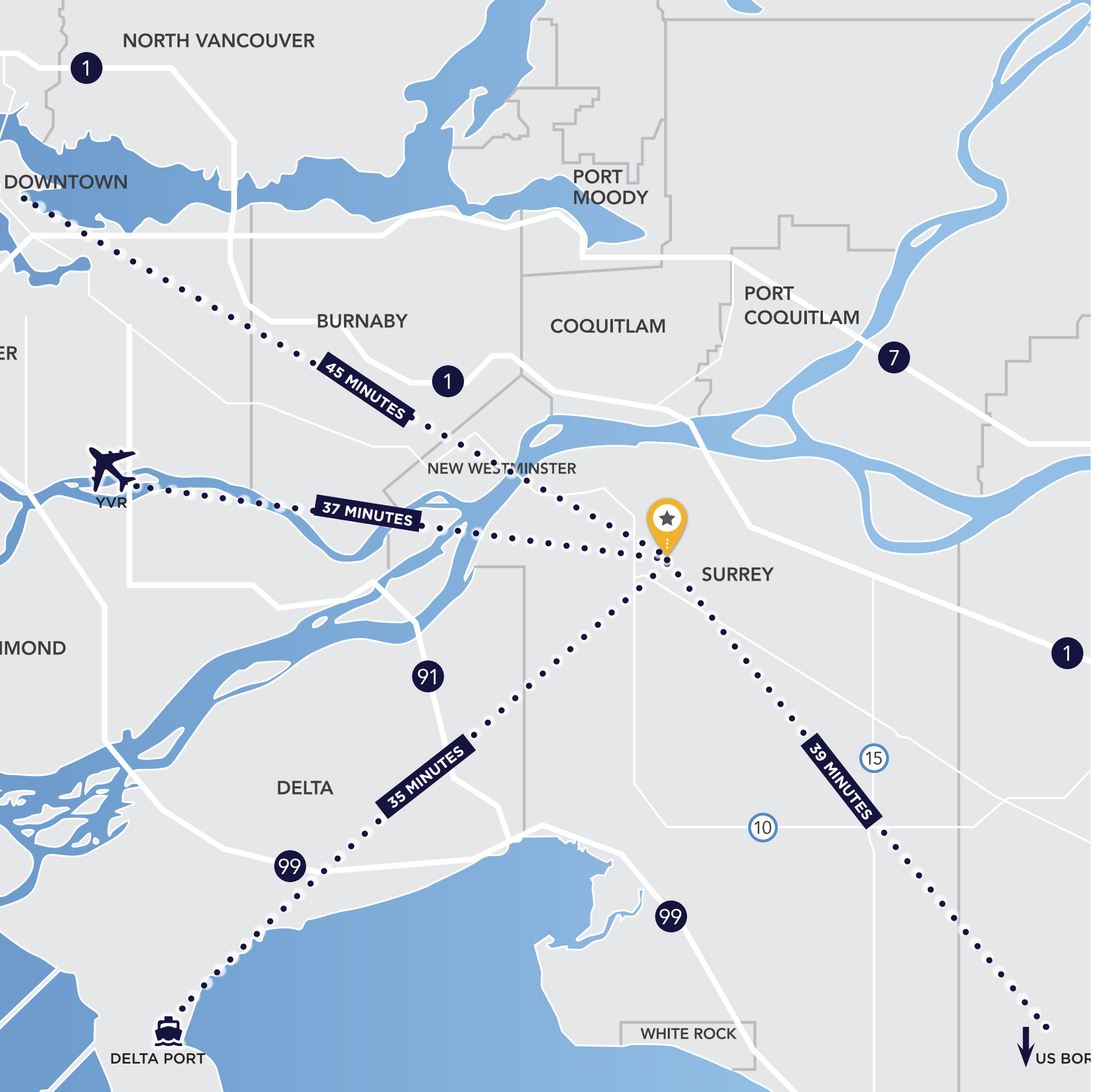
DEVELOPMENT PLANS (AS PROPOSED)

Gross Site Area including Lane & Dedication Area	
Proposed Density	2.69 FAR
Building Height	6 Storey
Proposed Building Area:	55,168 SF
Total Parking:	90 Stalls - 1/Unit and 0.10 for Visitor
Unit Mix	3 studio (3.7%) 45 One-Bedroom (55.5%) 4 One-Bedroom+Den (4.9%) 19 Two-Bedroom (23.5%) 5 Two-Bedroom+Den (6.2%) 5 Three-Bedroom (6.2%)
Proposed Amenity Area	Indoor: 1,606 SF Outdoor: 2,641 SF
Total Buildings:	One
Bicycle Storage:	96

SALIENT DETAILS

Civic Address	14427-14437 104A Avenue Surrey, BC
PIDs	000-862-592 & 002-561-841
Total Site Area	0.54 Acre 23,412 SF
Current Zoning	R3 - Urban Residential
Proposed Zoning CD	Comprehensive Development (Based on RM70 - Multiple Residential 70)
Land Use Guildford Plan	Low to Mid Rise Residential
Land Assessment (2025)	\$5,256,000
Gross Taxes	\$18,284 (2025)
Price Guidance and Offer Process	Please contact the Listing Agents





DEMOGRAPHICS

	WITHIN 3KM	WITHIN 5KM	CITY OF SURREY
POPULATION	123,127	242,153	655,851
AVERAGE HOUSEHOLD INCOME	\$104,580	\$118,264	\$135,166
EDUCATION / UNIVERSITY DEGREE	28.6%	27.7%	28.3%
LABOUR FORCE PARTICIPATION	65.4%	64.6%	64.4%



WALK SCORE

78



TRANSIT SCORE

57



BIKE SCORE

81

OFFERING PROCESS

All offers will be reviewed on a first come first considered basis. Interested parties are encouraged to submit their best offer along with all relevant terms and conditions.

DISCLAIMER: REPORTS AND DOCUMENTS PROVIDED

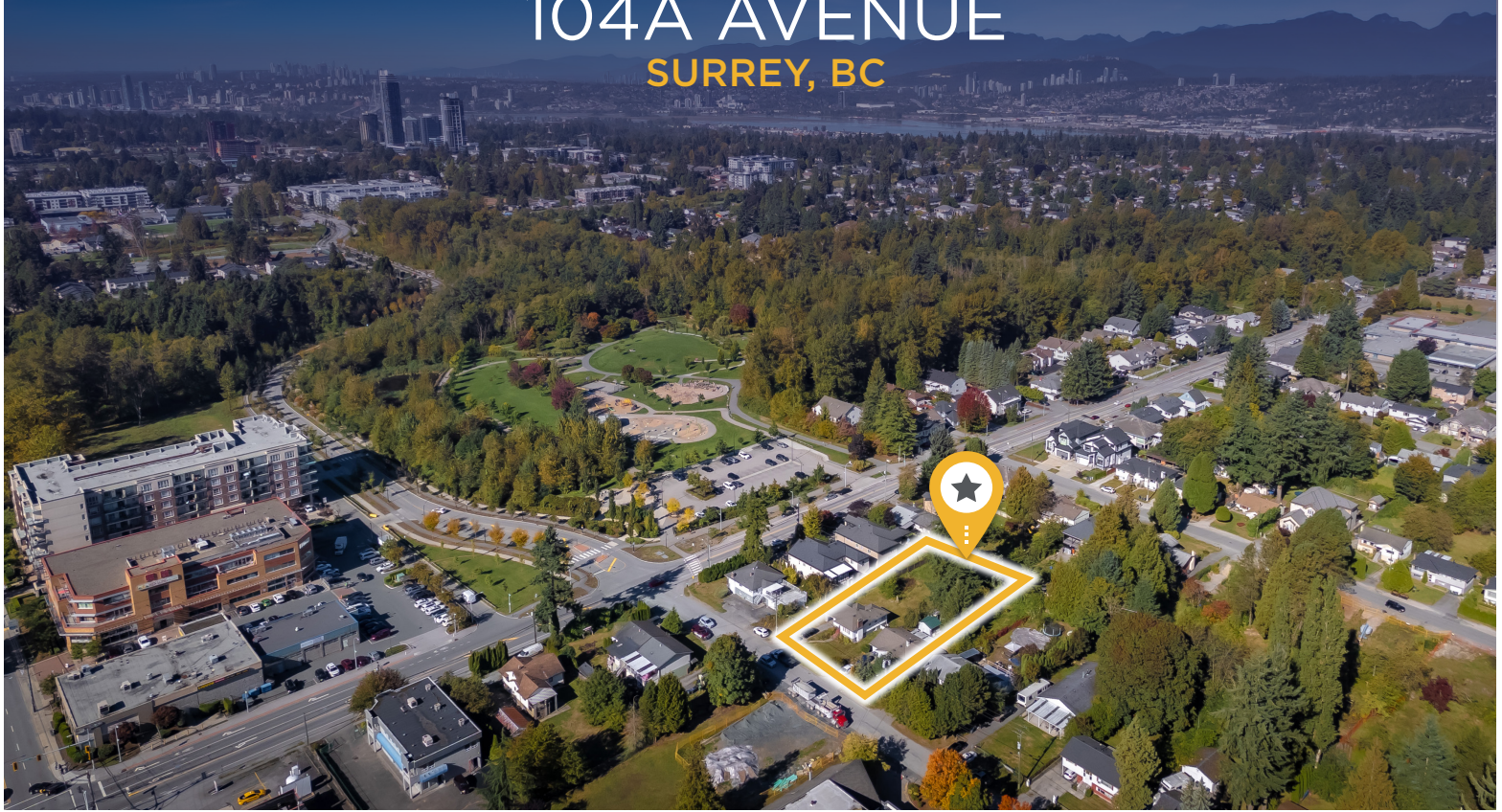
The Owner has undertaken due diligence to the best of their knowledge, including consultation with the City of Surrey and input from their consultants. All plans, sketches, and renderings are provided for illustrative purposes only. Prospective purchasers are strongly encouraged to conduct their own independent due diligence to confirm the development potential of the property before making any financial decision.

Certain details, reports, and studies are available for review once a confidentiality agreement has been executed. Please use the following link to download a copy of the CA.



[Download Details](#)

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HARPREET SINGH

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5870
Harpreet.Singh@cushwake.com

INGRID SOIDE

Associate
Capital Markets Canada
+1 604 608 5987
Ingrid.Soide@cushwake.com



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