

FOR SALE

9419 173A STREET

SURREY, BC



±2.32 ACRE LAND SIZE / MULTIFAMILY DEVELOPMENT LAND

Designated Low Rise Mixed Use in the Anniedale – Tynehead Plan



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DEVELOPMENT OPPORTUNITY

Presenting an exceptional opportunity to acquire 2.32 acres of multifamily land within the highly anticipated Anniedale-Tynehead NCP. This future mixed-use site will be delivered with Preliminary Layout Approval (PLA), providing a significant head start for developers. Strategically positioned just off Highway #1, the property offers unparalleled connectivity, making it ideal for future residents who rely on easy vehicle access for daily commuting across the Lower Mainland. The location caters perfectly to a growing demographic of professionals and families who prioritize accessibility and convenience, making this a prime address for vibrant community living and long-term investment.

LOCATION

Located in Surrey's emerging Anniedale-Tynehead community, this 2.32-acre property boasts a prime location with immediate access to Highway 1, the Golden Ears Bridge, Highway 15, and the 96th Avenue connector. This strategic positioning ensures excellent regional connectivity. The area's thoughtfully planned land use designations support the creation of a well-rounded, self-sufficient neighborhood that will integrate residential, commercial, and industrial uses, making it a key hub for future growth and livability.

With major components such as a school site, infrastructure, and a pump station already established, this property presents a prime redevelopment opportunity in a unique and well-connected location—ideally suited for workforce demographics who rely on vehicle commuting.

CIVIC ADDRESS	9419 173A Street, Surrey BC V4N 6H6
PID	011-238-313
SITE SIZE	±2.32-acres (±101,060 SF)
NCP LAND USE DESIGNATION	Anniedale-Tynehead Low Rise Mixed-Use
ALLOWED FSR (NET AREA)	2.2
PROPOSED FSR (NET AREA)	2.38
PROPOSED RESIDENTIAL	±162,450 SF
PROPOSED COMMERCIAL	±14,050 SF
PROPOSED PARKING STALLS	285 (2 level u/g)
PROPERTY TAXES	\$32,760.81 (2024)
SERVICING	Contact Listing Agents
PRICE GUIDANCE	\$75 PSFB* (With PLA)

*THE ASKING PRICE EXCLUDES ANY SERVICING COSTS, FEES, OR ADDITIONAL PAYMENTS REQUIRED TO DEVELOP THE LAND. INTERESTED PARTIES ARE ENCOURAGED TO CONSULT DIRECTLY WITH THE CITY OF SURREY'S ENGINEERING AND PLANNING DEPARTMENTS TO ACCURATELY ASSESS THESE COSTS. THE TRANSACTION IS EXPECTED TO CLOSE SHORTLY AFTER RECEIVING THE PRELIMINARY LAYOUT APPROVAL (PLA) FROM THE CITY.



LEGEND

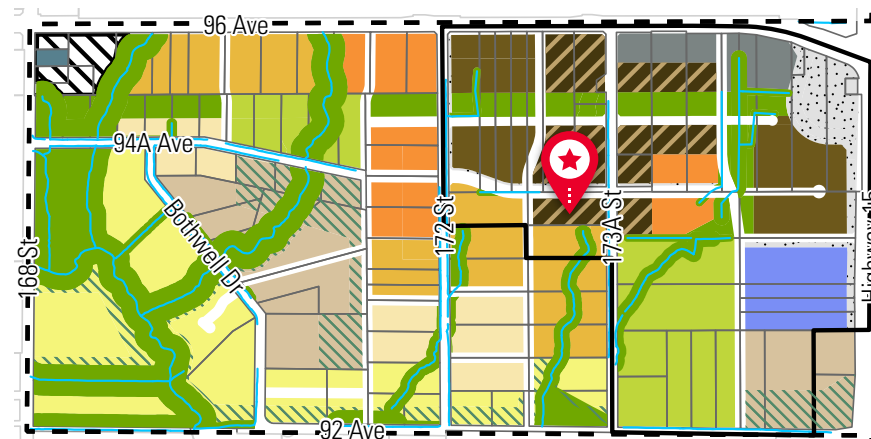
- Urban Residential Cluster
- Urban Residential
- Medium Density Cluster
- Low Rise Residential
- Low Rise ResidentialTownhome
- Low Rise - Type I
- Low Rise - Type II
- Low Rise, Mixed Use
- Mixed-use/Live-Work
- Green Space Transfer
- Low Rise Employment
- School
- Civic
- Park
- Natural Areas
- Interchange/Buffer
- Stream
- Plan Boundary
- West Amendment Area



DEVELOPMENT ACTIVITY

- 1 9419 173A STREET (SUBJECT PROPERTY)**
6-Storey mixed use building with 153 residential units & commercial space.
- 2 9450 172 STREET, 17246 96 AVE, 17252 96 AVE, 17266 96 AVE, 17288 96 AVE**
Proposed 1018-unit multi-family development
- 3 9424, 9400, 9366 172 STREET**
Proposed construction of 122 residential units
- 4 9327 & 9285 173A STREET**
Conditionally approved - Development of 57 townhouse units.
- 5 9413 172 STREET**
Development Permit to allow 120 units

LAND USE CONCEPT



IMPORTANT LINKS

ANNIEDALE TYNEHEAD NCP

<https://www.surrey.ca/renovating-building-development/land-planning-development/land-use-planning/guildford-land-use-plans/anniedale-tynehead-ncp>

PLAN UPDATE

https://www.surrey.ca/sites/default/files/corporate-reports/CR_2024-R167.pdf

NCP Land Use Designation



Low rise apartments and ground-oriented commercial uses below with a focus on shops and services that cater to residents living in the area.

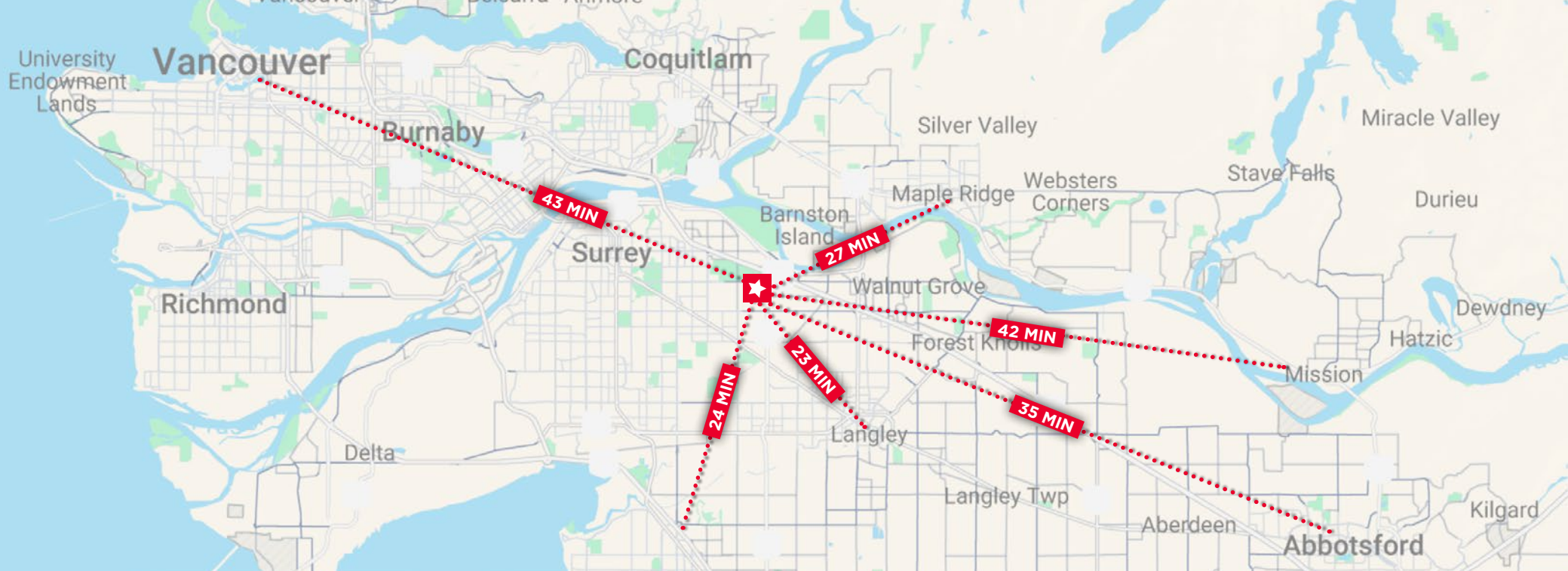
- Low Rise Mixed Use
- 2.2 FAR inclusive of ground-oriented commercial
- Building heights up to 6 storeys

DEVELOPMENT WORKS AGREEMENT

https://www.surrey.ca/sites/default/files/corporate-reports/CR_2019-R117.pdf

DEVELOPMENT COST CHARGES

https://www.surrey.ca/sites/default/files/corporate-reports/CR_2025-R053.pdf



PROPOSED ARCHITECTURAL RENDERINGS



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SURREY, BC



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