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**NEW PRICE**

**FOR SALE**

**2136 / 176TH STREET**  
**SURREY, BC**

PRIME POSITION IN A THRIVING COMMUNITY



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**CUSHMAN &  
WAKEFIELD**



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FOR SALE

# 2136/176<sup>TH</sup> STREET SURREY, BC

### THE OPPORTUNITY

This 1.55-acre property is part of the approved Redwoods Neighborhood Community Plan. Located at one of the area’s highest elevations, it promises breathtaking views for future developments. Investors will find it an excellent holding opportunity in this sought-after region, which is set for redevelopment.

### SALIENT DETAILS

Address	2136 176 <sup>th</sup> Street, Surrey
PID	012-435-414
Legal Description	PARCEL "A" (EXPLANATORY PLAN16423) EXCEPT:PART ON STATUTORY RIGHT OF WAY PLAN84544; LEGAL SUBDIVISION12 SECTION17 TOWNSHIP7 NEW WEST
Current Zoning	RA - Acreage Residential Zone
OCP Designation	Urban
Land Use Designation	22 Units Per Acre (Redwood Heights)
Site Area	67,518 SF (1.55 Acres)
Property Taxes	\$10,559.00
Asking Price	<b>\$6,820,000</b>







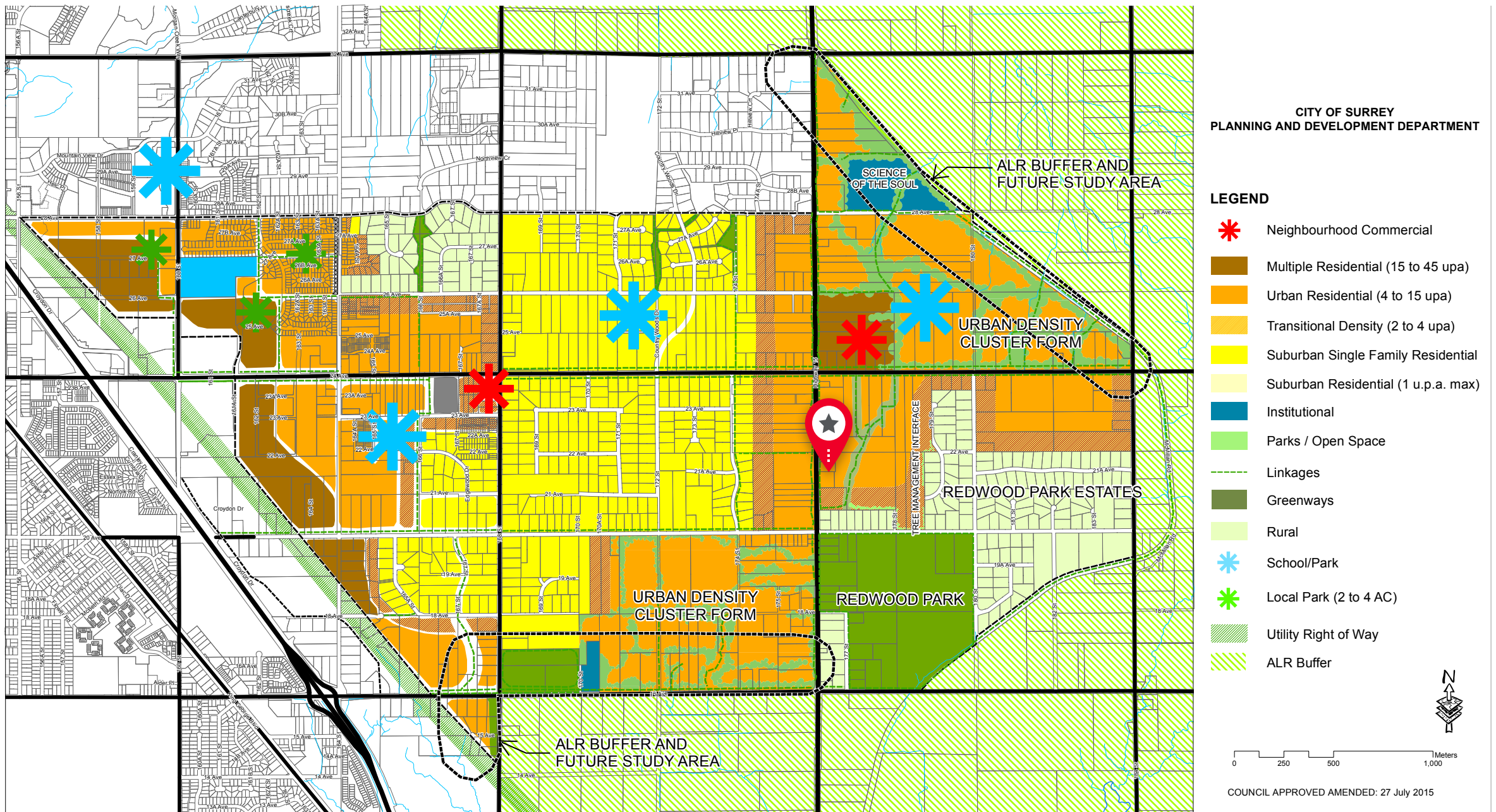
## //// THE LOCATION

Located in the heart of South Surrey, this property is perfectly situated in one of Surrey's most vibrant neighborhoods, known for its growth potential and strategic location. The area features a mix of residential and commercial developments, offering an attractive suburban environment with high-quality amenities and a lively community atmosphere.

The property benefits from its proximity to major transportation routes, including Highway 99 and the South Surrey/White Rock area, enhancing accessibility for both residents and businesses. Convenient travel across the region is facilitated by nearby Highway 15, which provides direct links to major urban centers and commercial hubs.

Ongoing urban revitalization projects and infrastructure improvements add to the area's appeal, making it a prime investment location. The property is close to a variety of amenities, including shopping centers, educational institutions, healthcare facilities, and recreational parks.

The nearby Grandview Heights area offers a diverse selection of retail and dining options, while South Surrey Athletic Park and Crescent Beach provide opportunities for outdoor recreation and leisure.



Disclaimer: The land use maps and related information are provided for reference only and may be subject to change. All interested parties are advised to conduct their own independent inquiries regarding the land's condition, plan status, services, and other requirements before making an offer. All parties are encouraged to complete their due diligence before submitting an offer or during any conditional period (if applicable). Please note that all offers are subject to approval by the Supreme Court of Canada.



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## INVESTMENT HIGHLIGHTS

This future redevelopment holding parcel in South Surrey, situated on one of the highest points along 176th Street, offers a unique and promising investment opportunity. As South Surrey continues to experience rapid economic growth and urban development, this parcel stands out for its strategic location and redevelopment potential. The area is highly sought after, not only for its elevated position offering stunning views but also for its proximity to essential community resources, making it an ideal site for multifamily redevelopment.

South Surrey is a rapidly growing community, driven by an increasing population and a strong demand for housing. The area is known for its blend of urban convenience and natural beauty, with close proximity to pristine beaches, scenic farmlands, and the US border. Its connectivity to major highways ensures easy access to Greater Vancouver and beyond, making it a desirable location for commuters. The parcel's location near some of the best shopping, schooling, and recreational amenities in the region further enhances its appeal.

The surrounding communities, including Redwood Heights, Dart Hill, Sunnyside, and White Rock City, are all well-planned and either already thriving or currently under development. These neighborhoods are known for their quality of life, with excellent schools, parks, and shopping options that cater to a wide range of residents. The approved and in-progress developments in these areas reflect the ongoing demand for high-quality residential spaces, indicating strong potential for the redevelopment of this parcel into a multifamily housing project that meets the needs of the growing population.

In summary, this South Surrey holding parcel is poised to benefit from the region's economic growth, community resources, and the increasing desirability of the area. Its potential for multifamily redevelopment makes it a valuable asset, particularly given its proximity to major attractions, transportation links, and neighboring communities that are setting the standard for quality living in the region.

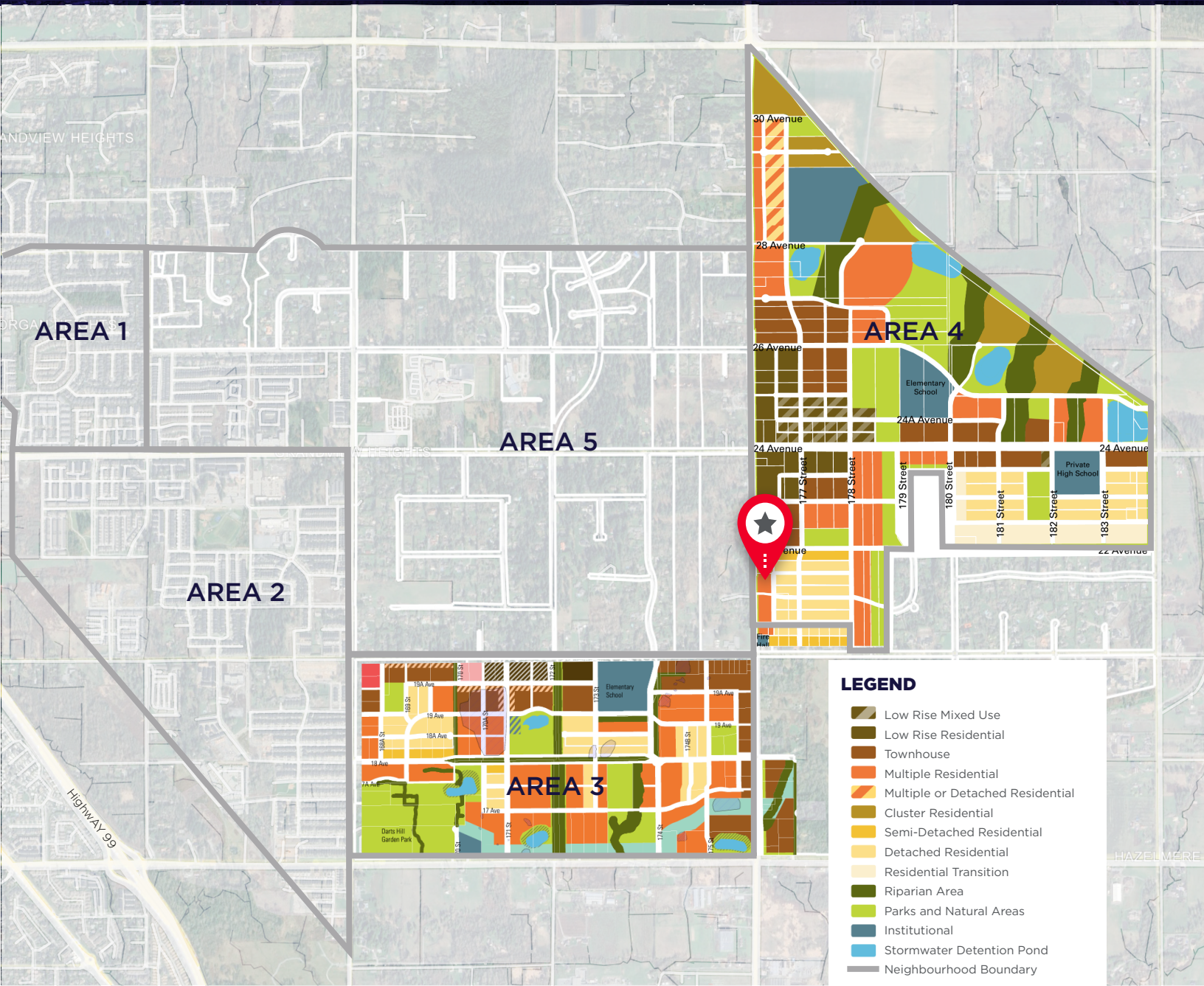




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