

FOR SALE

13650

80TH AVENUE Surrey, BC

8.6-ACRE MOBILE HOME PARK WITH POTENTIAL DEVELOPMENT UPSIDE



WATCH THE VIDEO

OPPORTUNITY

C&W is pleased to present the opportunity to acquire an 8.62-acre Mobile Home Park centrally located along the King George Boulevard corridor within Surrey’s rapidly growing Newton community. This large-scale property comprises 54 mobile home pads and is situated in a predominantly residential setting. The site is surrounded by a range of nearby retail and recreational amenities and benefits from excellent vehicular access to King George Boulevard, as well as efficient connectivity to Fraser Highway and the broader regional transportation network.

The property offers significant redevelopment scale and flexibility, supported by existing on-site infrastructure that may reduce future off-site servicing and upgrade requirements. The site’s redevelopment potential is further reinforced by nearby precedent, where adjacent manufactured home properties have successfully achieved Official Community Plan amendments and rezonings to permit mixed-use, low-rise apartment developments with densities of up to 2.79 FAR. In the interim, the property provides stable holding income, enhancing its attractiveness for investors seeking both near-term cash flow and long-term redevelopment upside.



SALIENT DETAILS

Address	13650 80 Avenue, Surrey, BC
PID	008-825-122
Site Area	8.62 ac 375,487 sf
Pad Count	54
In-Place Zoning	RM-M Manufacture Home Residential Zone
OCP	Urban
Assessed Land Value (2025)	\$28,133,800

INVESTMENT HIGHLIGHTS



Prime Location

Located in Newton, one of Surrey's fastest growing and most vibrant and culturally diverse communities.



Attractive Amenities

The property is surrounded by an abundance of parks, schools and commercial services, many within walking distance.



Future Growth

Situated next to a planned Bus Rapid Transit route on King George Boulevard and a Dawson & Sawyer redevelopment project, approved for 3,243 residential units on a 36.3-acre site, the surrounding area is poised for major growth.



Large-Scale Development Potential

At almost 9 acres, the property offers significant scale and flexibility for redevelopment. Additionally, the property benefits from existing infrastructure in the area, reducing the need for extensive off-site upgrades.

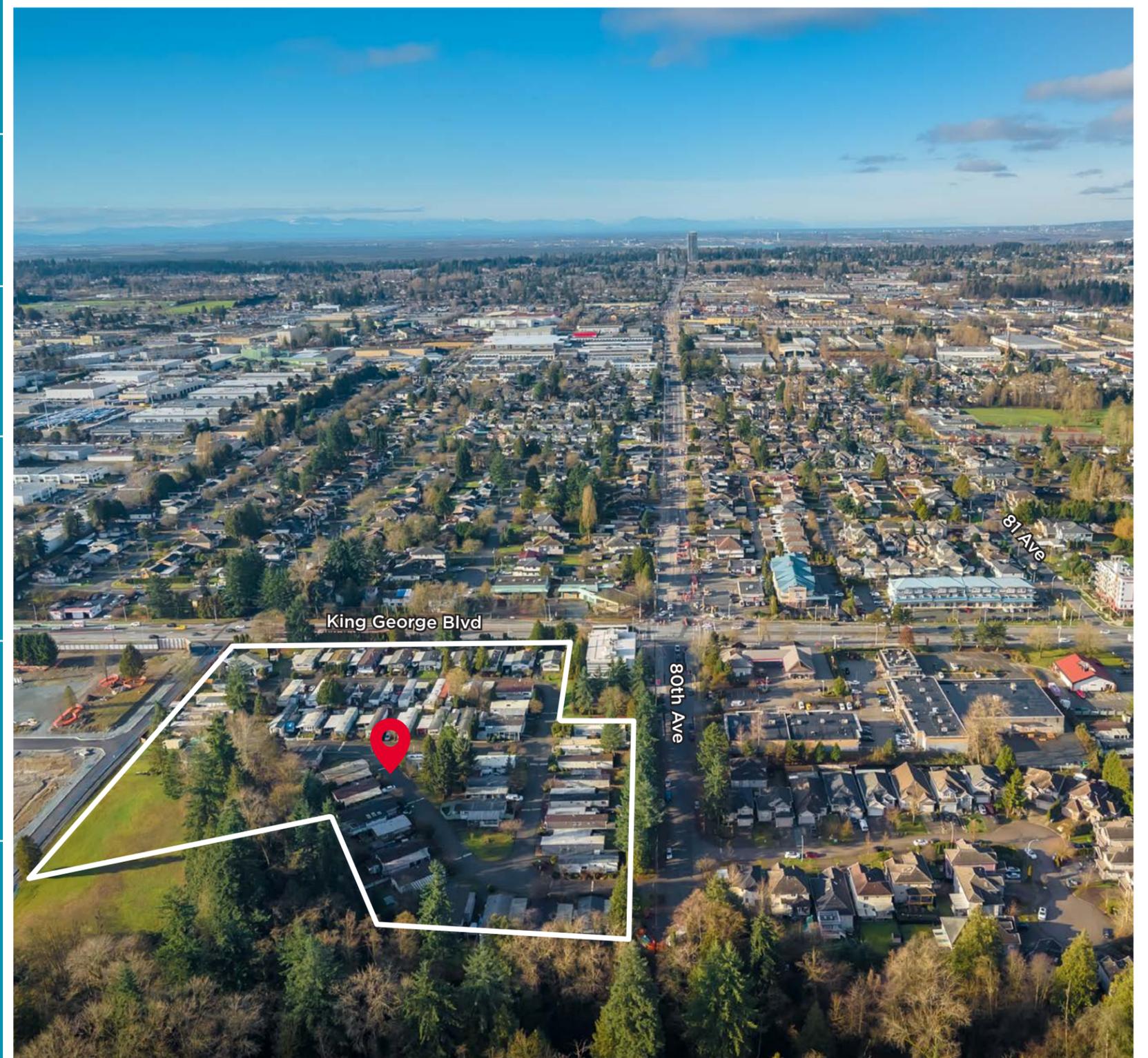


Holding Income

In anticipation of redevelopment, the property provides a stable income stream with a high occupancy rate and low management intensity with an on-site superintendent.

PRICING GUIDANCE

Contact Listing Agents

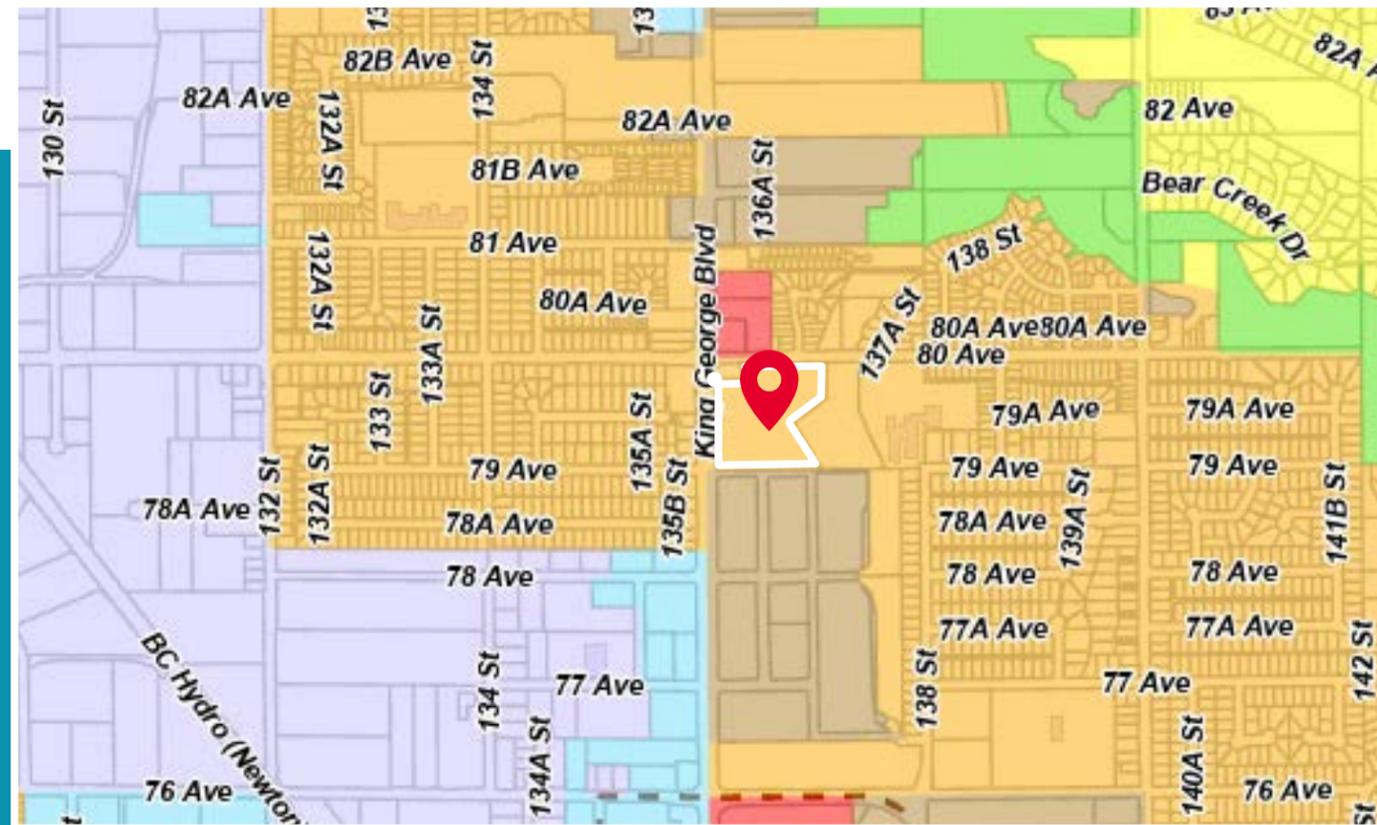


LAND USE BYLAW CONTEXT

The Property is designated Urban under the Surrey Official Community Plan (OCP). This designation is intended to support low and medium density residential neighborhoods and permits a broad range of residential built forms, including detached and semi-detached dwellings, as well as ground-oriented attached housing such as townhouses and row houses. The Property is currently zoned RMM Manufactured Home Residential, a designation intended to accommodate manufactured home parks.

Notwithstanding the existing zoning, nearby properties with similar designations have recently secured Official Community Plan amendments and rezoning to allow mid-density residential redevelopment, establishing strong planning precedent within the immediate area.

OFFICIAL COMMUNITY PLAN



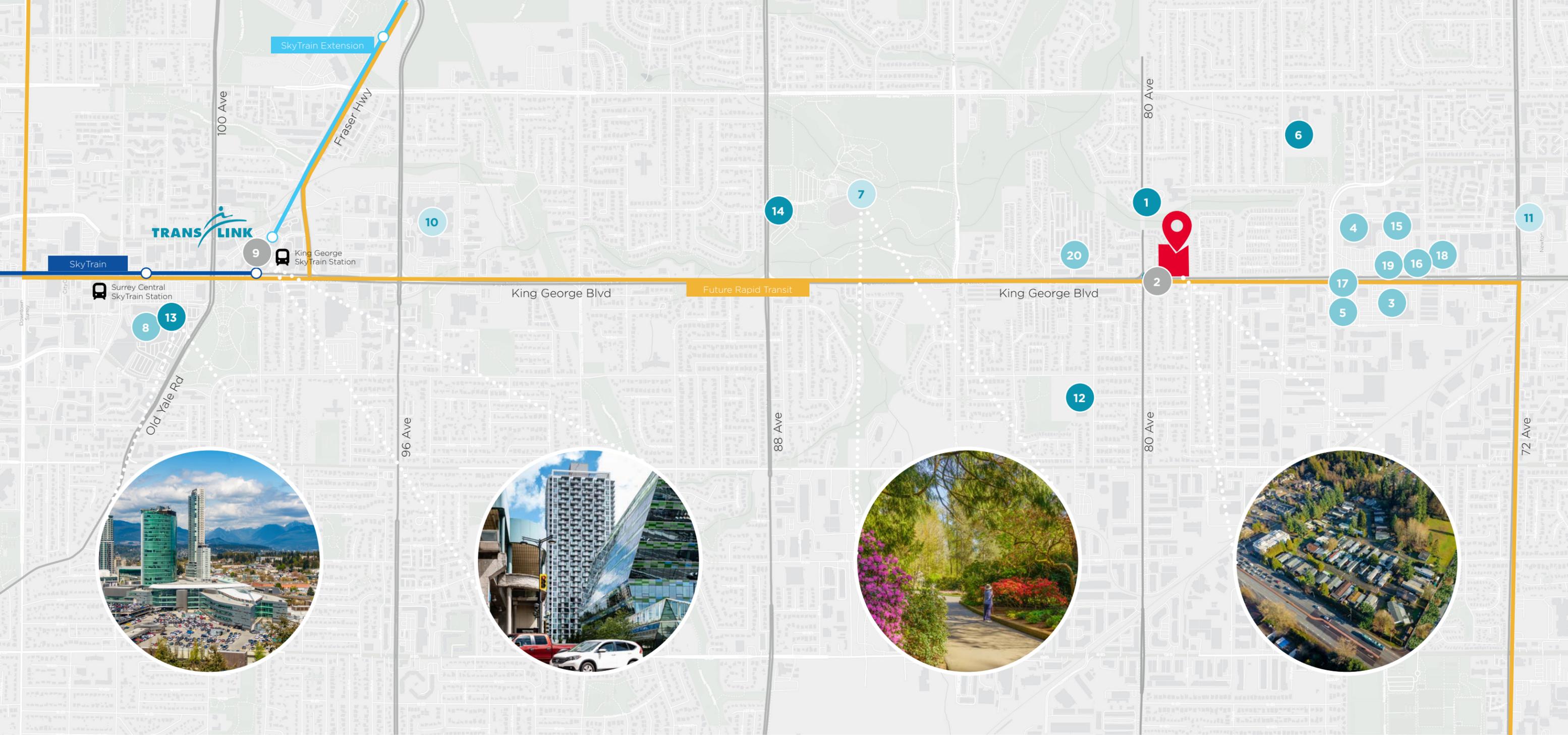
LOCATION HIGHLIGHTS

Surrey is experiencing strong population growth, driven by its affordability, strong immigrant communities and major infrastructure investments. The property is strategically located on King George Boulevard directly South of Surrey City Centre. This is a high-growth corridor in Surrey with a planned Bus Rapid Transit route providing excellent connectivity to the Skytrain network. The property also benefits from its ideal location next to a creek and greenbelt while providing easy access to urban amenities along King George Boulevard.

DEMOGRAPHIC OVERVIEW

	Within 3km of Site	Within 5km of Site
Total Population	102,150	308,804
Average Age	38	39
Average Household Size	4	3
Average Household Income	\$113,585	\$109,505





AMENITIES



Education

- 1 Bear Creek Elementary
- 6 Frank Hurt Secondary School
- 12 Newton Elementary
- 13 Simon Fraser University - Surrey Campus
- 14 Surrey Art Centre



Shopping & Retail

- 3 Costco Wholesale
- 4 Real Canadian Superstore
- 5 Canadian Tire
- 8 Central City
- 15 King's Cross Shopping Centre



Health & Recreation

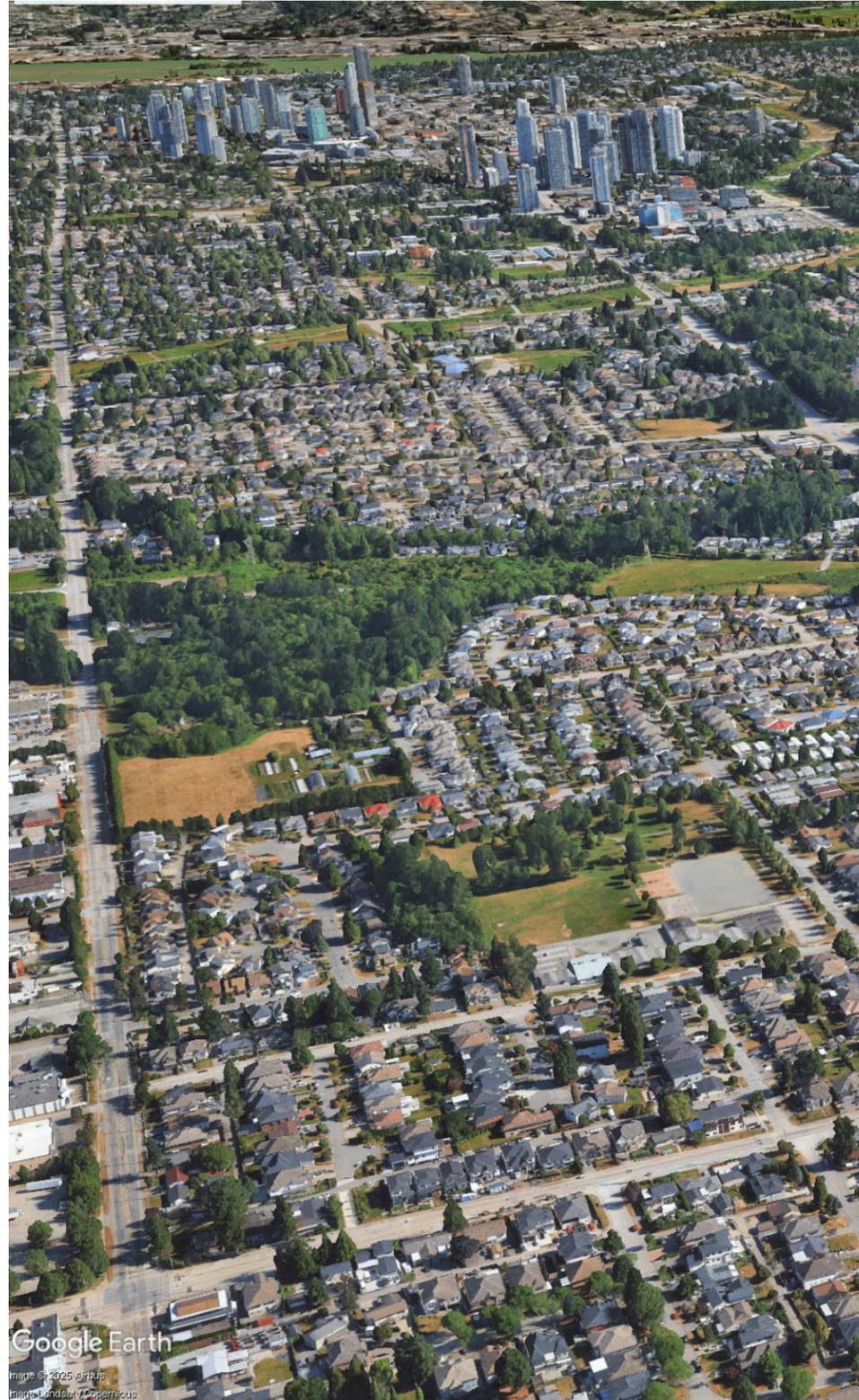
- 10 Surrey Memorial Hospital
- 11 Newton Recreation Centre
- 7 Bear Creek Park



Transit

- 2 NB King George Blvd @ 80 Ave
- 9 King George SkyTrain Station

PHOTO GALLERY



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