

FOR SALE | APPROVED
SINGLE-FAMILY LOT
SUBDIVISION OPPORTUNITY

1918 & 1942 167th STREET

South Surrey, BC

DECENT-SIZED 15-LOT SUBDIVISION WITH POTENTIAL FOR DUPLEX / SSMUH DEVELOPMENT



HARPREET SINGH

Personal Real Estate Corporation
Executive Vice President
Development Land & Investment Sales
+1 604 640 5870
harpreet.singh@cushwake.com



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South Surrey, BC

PROPERTY OVERVIEW

An exceptional opportunity to acquire a 15 lot subdivision in South Surrey in a very matured neighborhood. Currently the preliminary layout approval has been granted by the City and have existing two addresses and ready for your ideas to build the single family homes or duplexes, small scale multi unit housing or alternate ideas as per market demand by going back to white board and redrafting your own sketch on how you want to see the future homes. A great community, quiet and mature and rapidly developing neighborhood.

The offering combines location, scale, and future growth potential, creating a compelling opportunity to capitalize on Surrey's ongoing residential expansion and demand for high-quality housing in desirable neighbourhoods. The site offers the development in stages which aligns with the current market especially unnecessary financial and carrying costs.

LOCATION

Sunnyside Heights is a sought-after neighbourhood within the broader Grandview Heights community, known for its rapid growth and strong appeal to families and professionals alike. The area offers a balance of suburban tranquility and urban convenience, contributing to its continued popularity among homebuyers.

The properties offer excellent connectivity, with quick access to Highway 15, Highway 99, the US border, and are just minutes from Morgan Crossing and Grandview Corners for shopping, dining, and everyday amenities.

White Rock Beach is located less than 10 minutes away, enhancing the area's lifestyle appeal. The Sunnyside Heights NCP is also adjacent to the Highway 99 Corridor Local Area Plan, a significant employment hub planned to accommodate approximately 6,000 jobs at full build-out. This proximity to a major commercial and business park node reinforces the long-term desirability of the location, supporting residential demand while creating a vibrant, well-connected community environment.



Note: The photo has been edited using AI to remove or change certain objects, which may alter the appearance of the building or surroundings. Conceptual marketing rendering based on preliminary subdivision layout. Buyer to verify all details with the City and consultants.

SALIENT DETAILS

CIVIC ADDRESS	1918 & 1942 167 Street Surrey, BC V3Z 9R4
PIDS	005-577-314 & 005-577-853
TOTAL SITE AREA	2.14 Acres
LAND USE	Low Density Residential - Sunnyside Heights Neighbourhood Concept Plan
ZONING	RA - One Acre Residential
PROPERTY ASSESSMENT (2026)	\$7,567,000
GROSS TAXES (2025)	\$28,355.66
PRICE	Please contact listing agent

DEMOGRAPHICS

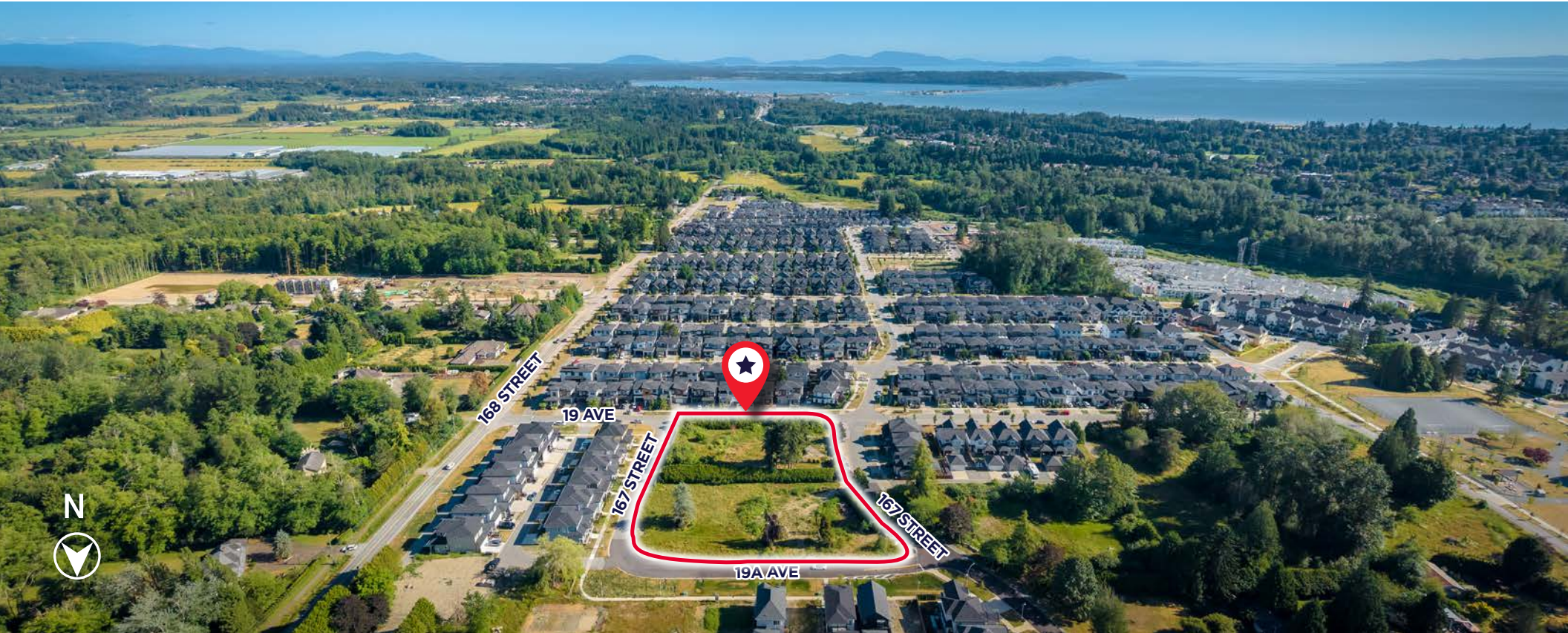
White Rock is just 4.8 km away, with Langley City (14.8 km), Surrey City Centre (21.9 km), North Delta (24.9 km), New Westminster (32 km), South Vancouver (39.9 km), and Richmond (37.9 km) all within easy reach. Highway 99 (1.6 km) and King George Boulevard (2.2 km) provide efficient regional connectivity, while the U.S. border is located only 6.5 km south. Peace Arch Hospital is 3.3 km from the site.

School Catchment

Ta'talu Elementary School – 650 m. Earl Marriott Secondary School – 2.9 km

Parks & Amenities

Darts Hill Garden Park is approximately 500 m away, with Edgewood Park just 670 m from the property. The South Surrey Recreation & Arts Centre is located 5.9 km away, supporting long-term livability and buyer appeal.



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700 West Georgia Street, Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, British Columbia V7Y 1A1
+1 604 683 3111
cushmanwakefield.com



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