

FOR SALE
9419 173A Street
SURREY, BC



±2.32 ACRE LAND SIZE/MULTIFAMILY DEVELOPMENT LAND

Approved PLA for a six-storey mixed-use building with ground-floor commercial and five residential levels above.



DEVELOPMENT OPPORTUNITY

An exceptional opportunity to acquire **2.32 acres of multifamily development land** within Surrey’s highly anticipated **Anniedale-Tynehead NCP**.

The proposed mixed-use development has received **Preliminary Layout Approval (PLA)**, providing a significant head start for a prospective developer. Strategically located just minutes from **Highway 1**, the property offers excellent regional connectivity and convenient access throughout Surrey, the Fraser Valley, and the Lower Mainland.

The site is particularly well positioned for future residents who value convenient vehicle access and efficient commuting. As the Anniedale-Tynehead area continues to evolve, the property offers an opportunity to participate in the long-term growth of one of Surrey’s emerging communities.

LOCATION

Located within Surrey’s growing **Anniedale-Tynehead community**, this 2.32-acre property benefits from convenient access to **Highway 1, the Golden Ears Bridge, Highway 15, and the 96 Avenue connector**, providing excellent connectivity to major employment centres throughout the region.

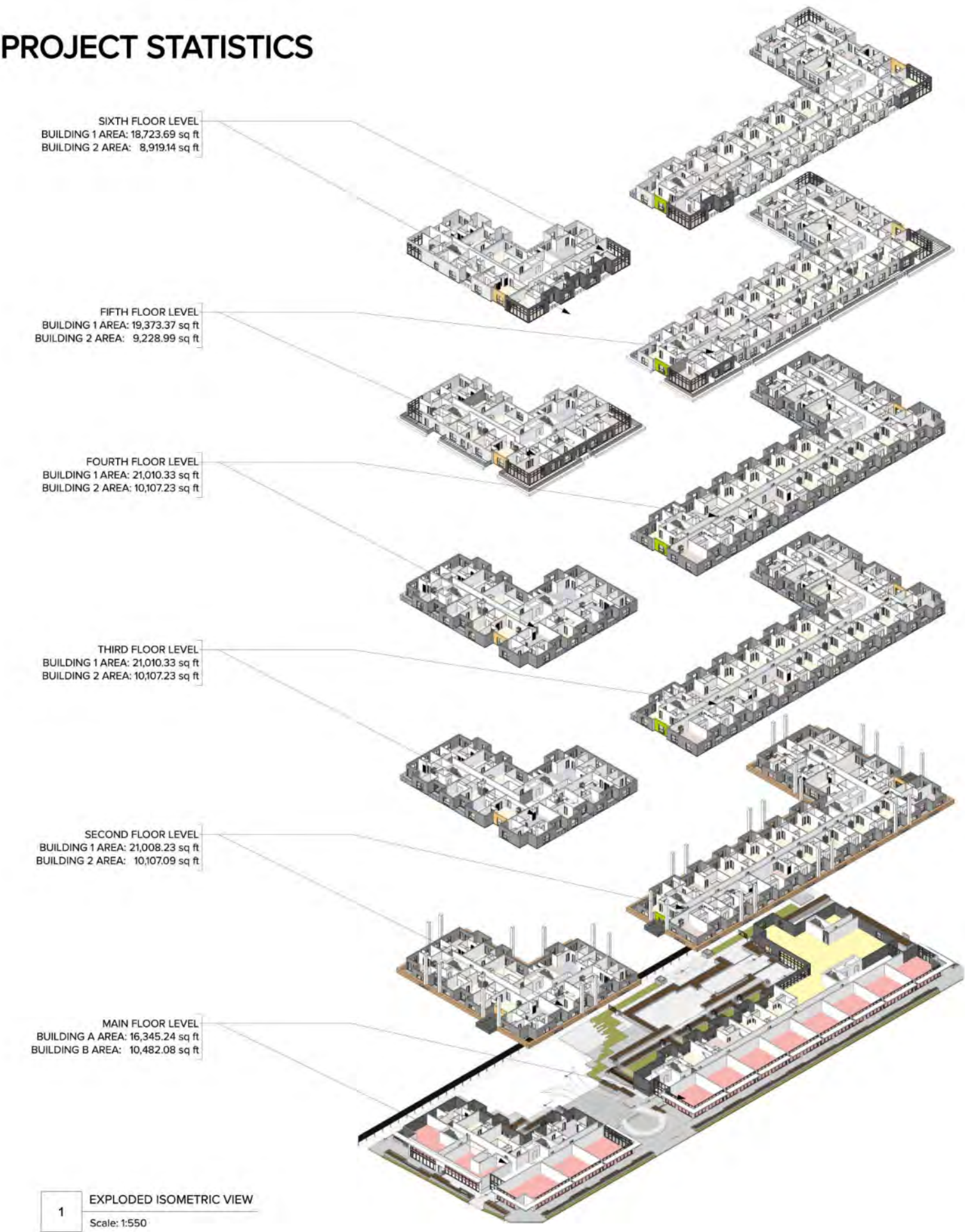
The broader neighbourhood is planned to accommodate a mix of **residential, commercial, industrial, institutional, and community uses**, creating a well-rounded community where residents can live, work, and access everyday amenities.

With important components of the surrounding community already advancing, including infrastructure, a future school site, and a pump station, the area is positioned for continued development and population growth.

Anniedale-Tynehead has the potential to become one of Surrey’s increasingly desirable communities for residents seeking accessibility without having to navigate significant portions of urban traffic for their daily commute. Its proximity to existing and future employment areas, commercial amenities, services, and transportation infrastructure further strengthens the long-term appeal of this location for both residents and developers.

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 / 153 units
PROPOSED COMMERCIAL	±14,050 SF / 13 units
PROPOSED PARKING STALLS	285 (2 level u/g)
PROPERTY TAXES	\$4,636.01 (2026)
PRICE GUIDANCE	Please contact the listing agent for price guidance

PROJECT STATISTICS



DEVELOPMENT ACTIVITY

- 1

9419 173A STREET (SUBJECT PROPERTY)
6-storey mixed-use building with 153 residential units and commercial space.
- 2

9450 172 STREET, 17246 96 AVENUE, 17252 96 AVENUE, 17266 96 AVENUE, 17288 96 AVENUE
626 residential units
- 3

9366, 9400, 9424 & 9450 172 STREET, 17246 96 AVENUE
131 townhouse units
- 4

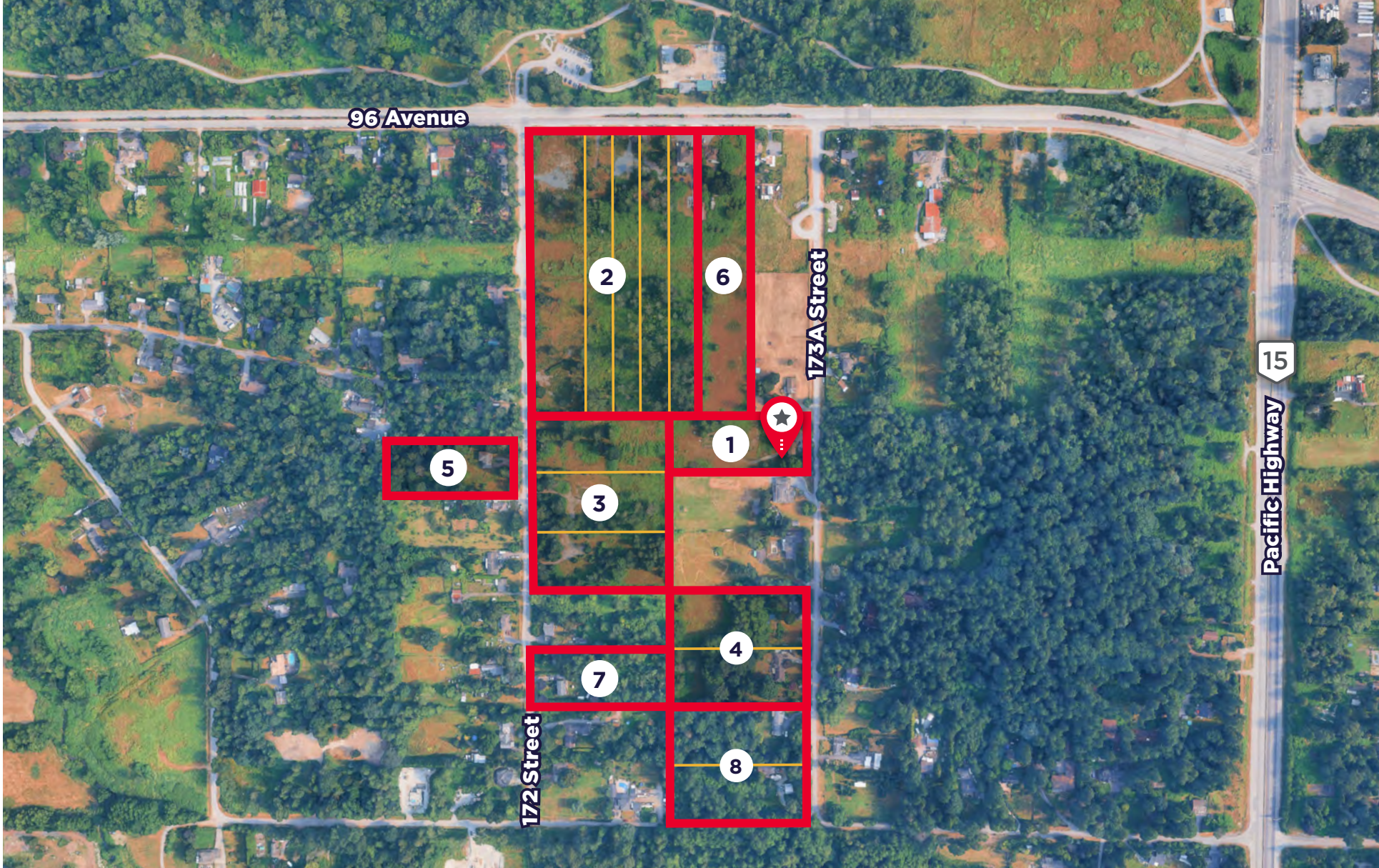
17304 96 AVENUE
377 residential units
- 5

9285 & 9327 173A STREET
65 townhouse units
- 6

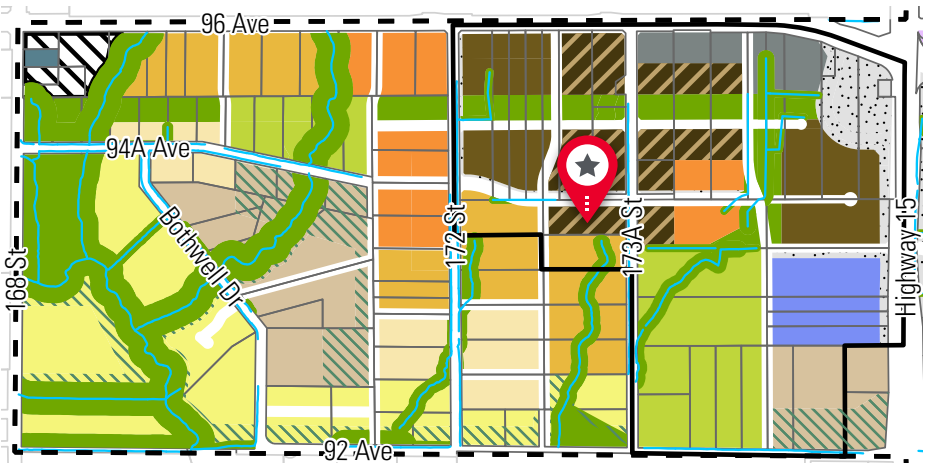
17304 96 AVENUE
377 residential units
- 7

9282 172 STREET
41 townhouse units
- 8

9233 173A STREET, 9273 173A STREET
71 townhouse units



LAND USE CONCEPT



LEGEND

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

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

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

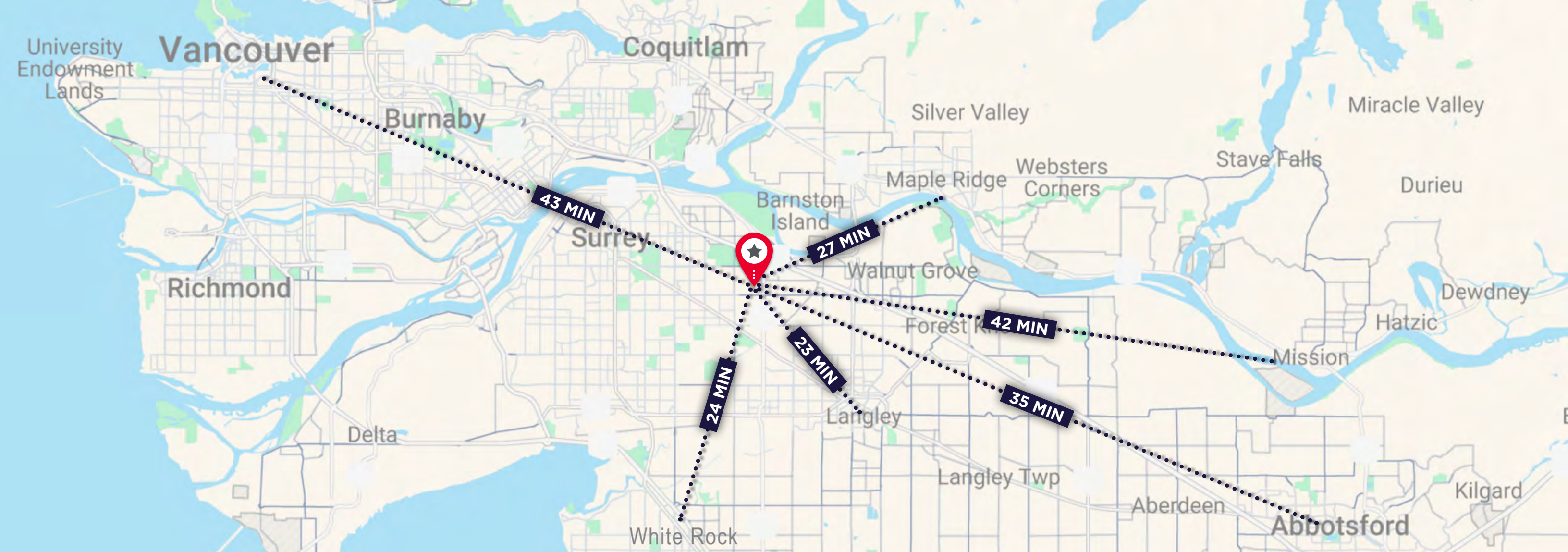
https://www.surrey.ca/sites/default/files/corporate-reports/CR_2024-R167.pdf

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



FOR SALE

9419 173A Street

SURREY, BC



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