



Gateway
SkyTrain Station



975 m

108 Avenue

139a Street

109 Avenue

FOR SALE | 13905 108 Avenue, Surrey

RARE INSTITUTIONAL OPPORTUNITY

2-Acre PA-1 Zoned Site

Morgan Dyer*

Personal Real Estate Corporation
Senior Vice President
+1 604 661 0886
morgan.dyer@colliers.com

Matt Fawsitt

Senior Associate
+1 604 692 1493
matt.fawsitt@colliers.com

Mahsa Banaei*

Commercial Real Estate Advisor
+1 604 692 1437
mahsa.banaei@colliers.com

Harpreet Singh

Personal Real Estate Corporation
Executive Vice President
+1 604 217 8888
harpreet.singh@cushwake.com

*MD & Associates CRE Services Group

Accelerating success.



Property Highlights

No Rezoning Required

- Immediate development approval pathway
- Eliminate rezoning and uncertainty risk
- Significant time and cost savings

Biddable Area Certainty

- 33,442 SF maximum with amenity contributions
- 35% lot coverage
- Ample space for parking and landscaping

Flexible Institutional Use

- Multiple permitted uses on site
- Phased development potential
- Subdivision option for multi-tenant campus

Multiple Exit Strategies

- Develop and operate as owner user
- Develop and lease to institutional tenant(s)Build-to-suit for pre-sold congregation or daycare
- Subdivide and sell individual parcels
- Hold for future residential development

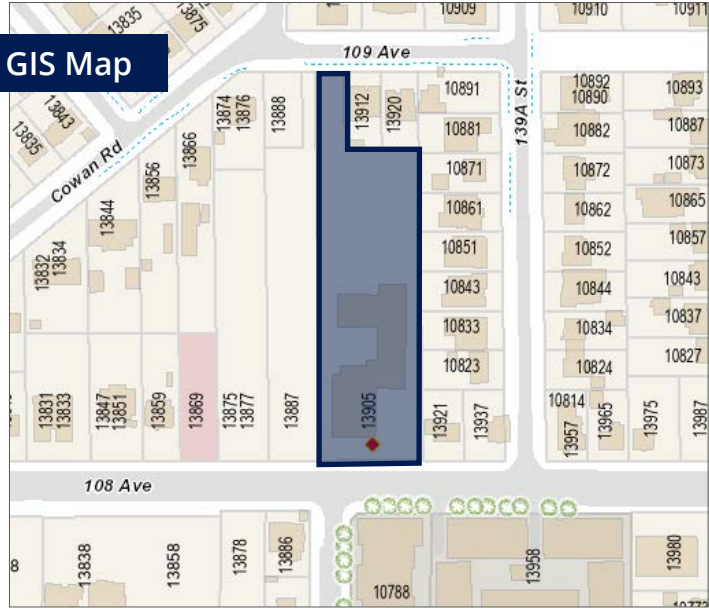


Salient Facts

Civic Address	13905 108 Avenue, Surrey, BC
PID	010-610-227
Local Description	Lot 18 Except: North 33 Feet (EP 14094); South 7 Feet; Part Subdivided by Plan 78628 — Block A, Sections 13 & 14, Blocks 5 North, Range 2 West, New Westminster District, Plan 4269
Site Area	~87,555 SF (~2.01 Acres)
Current Zoning	(PA-1) Assembly Hall 1 Zone, City of Surrey
Permitted Uses (No Rezoning Require)	Place of Worship · Private School · Child Care Centre
Max. Institutional Buildable	33,500 SF (35% lot coverage, subject to amenity contributions)
Future Residential Potential	6-storey residential - up to 200,500 SF buildable under Surrey Central City OCP. Preliminary reports and designs available upon request.
Asking Price	\$14,980,000

Institutional buyers can proceed immediately to building permit under the existing PA-1 entitlement. No rezoning required. For investors, the Surrey Central City OCP designates this site for future 6-storey residential, providing a long term land appreciation alongside near term institutional income potential.

**All measurements are estimates and should not be relied upon without independent verification.*



Property Location

Access & Connectivity:

The property is located 975 metres from Gateway SkyTrain Station on the Expo Line, providing direct transit access to Downtown Vancouver, Burnaby, New Westminster, and the broader Fraser Valley. The 15-minute walk to Gateway Station offers car-free regional connectivity well-suited to congregations, private schools, and childcare operators serving a Metro Vancouver-wide catchment.

The property is further supported by immediate access to King George Boulevard and Highway 1, with proximity to both the Pattullo and Port Mann Bridges providing strong drive-in accessibility across the region.

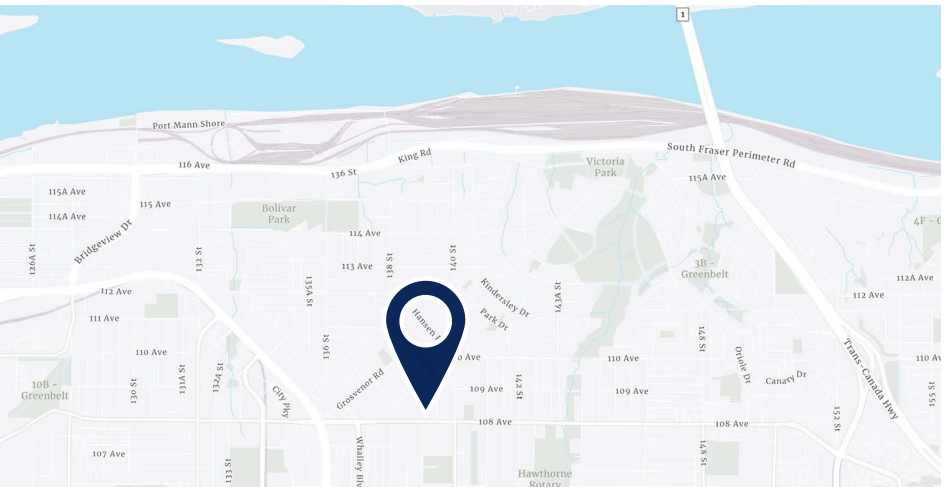
Neighbourhood Overview:

Situated at Surrey's northern boundary, the Bolivar Heights neighbourhood occupies an established residential area undergoing significant transition. Single-family housing predominates, with new multi-family residential development actively underway on adjacent parcels. The neighbourhood is supported by parks, schools, and community amenities consistent with the operational requirements of institutional uses.

Bolivar Heights falls within Surrey's Central City Official Community Plan, which designates the area for increased residential density. Active development on surrounding sites reflects the neighbourhood's ongoing growth trajectory and supports an expanding local user base for institutional operators.

Demographics:

The property sits within a 5-kilometre catchment of 269,878 projected residents by 2030, with an average household income of \$140,088 and a median household income of \$112,602. The catchment profile reflects a growing, family-oriented community with demographic characteristics consistent with demand for institutional uses including places of worship, private schools, and licensed childcare.



Development **Potential**



Institutional Development

PA-1 Entitlement No Rezoning Required

The site carries full PA-1 (Assembly Hall 1) entitlement. No rezoning application is required. Institutional development in Metro Vancouver typically involves an 18 to 24-month approval process, with associated carrying costs and consultant fees prior to receiving development authorization. This site eliminates that stage, allowing a purchaser to proceed directly to Development Permit application upon closing.

Development Parameters

The site measures 87,555 SF (2.01 acres) with a maximum institutional buildable area of 33,500 SF under PA-1 zoning at 35% lot coverage. The building footprint accommodates up to 33,442 SF with remaining site area available for surface parking, landscaping, and amenity space.

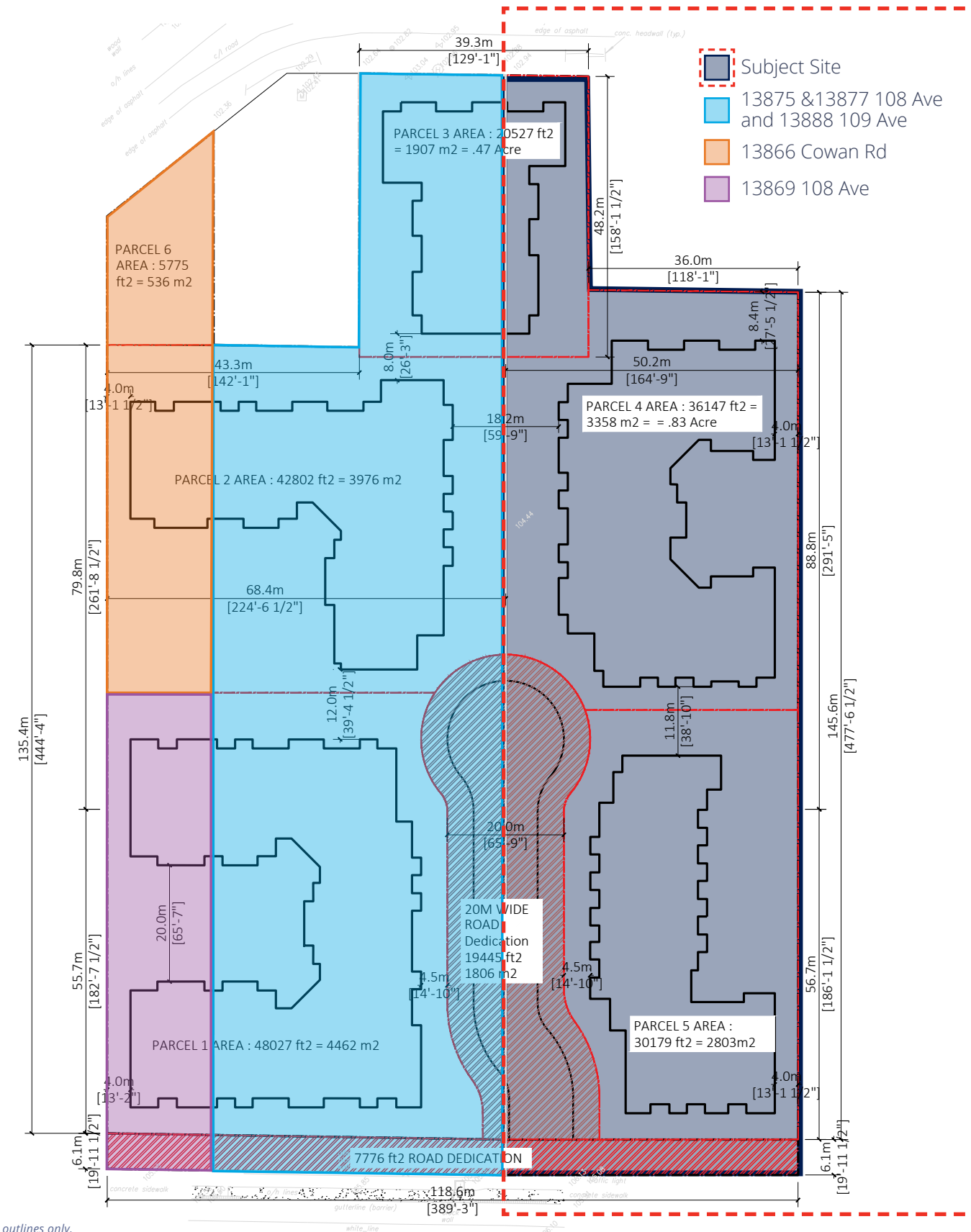
A preliminary subdivision scenario producing up to three parcels has been prepared by Flat Architecture, with individual parcel areas ranging from 5,775 SF to 48,027 SF. Under the Surrey Central City OCP, future residential density is designated at up to 200,500 SF of buildable area at six storeys.

Permitted Use Flexibility

PA-1 zoning permits Place of Worship, Private School, and Child Care Centre uses, individually or in combination on a single site. The 2.01-acre lot is of sufficient area to support phased development and multi-tenant programming. Uses may be structured to generate complementary revenue streams, providing a basis to support construction financing and long-term operational sustainability.

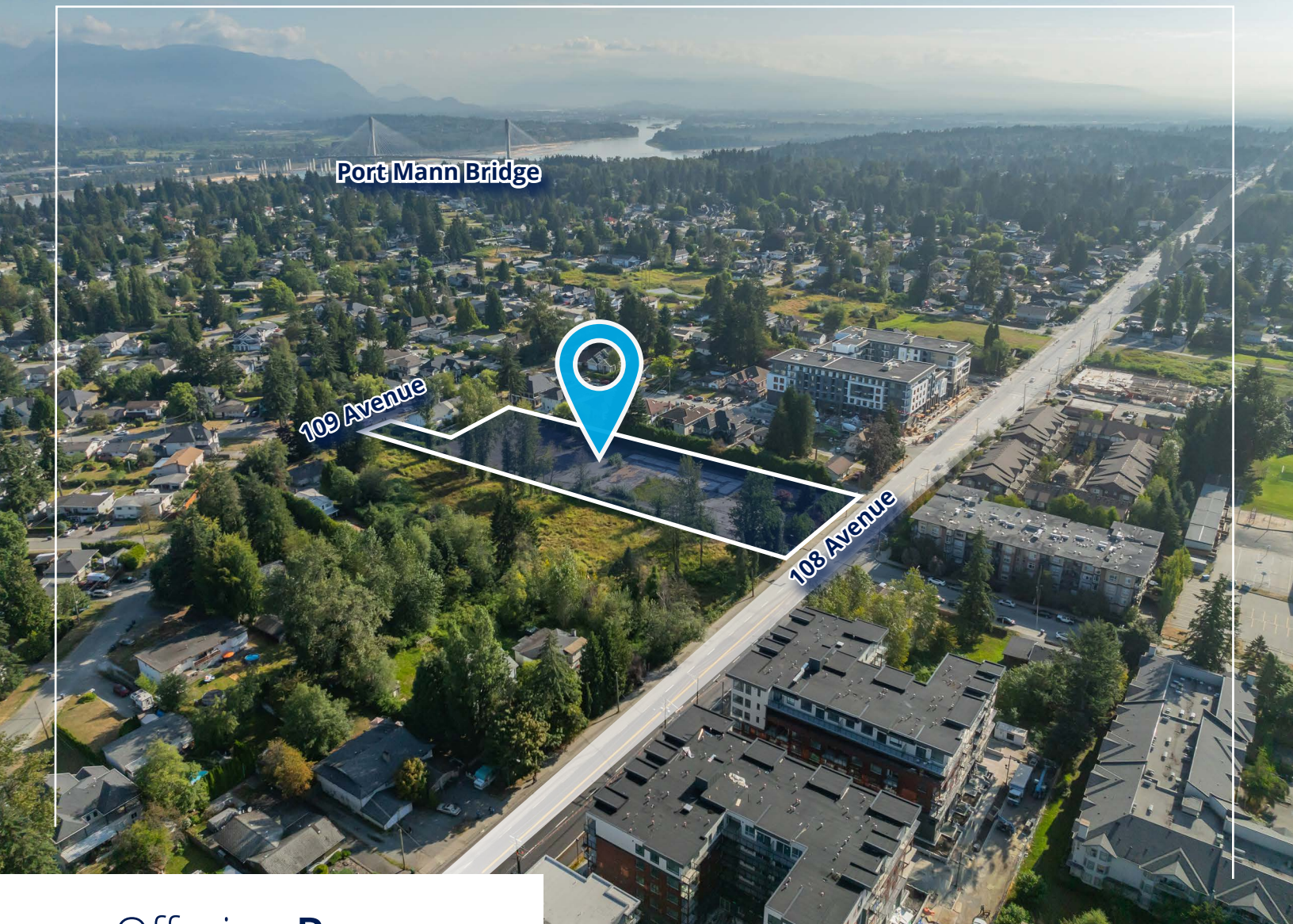
Residential Upside

Owner users may proceed with institutional development under the existing PA-1 entitlement without the requirement for rezoning. Investors acquiring with a view to future residential development may reference the Surrey Central City OCP designation for 6-storey residential use, representing up to 200,500 SF of buildable area. Preliminary subdivision, access, and massing studies have been completed and are available upon request. The institutional development case is supported independently of any future residential upzoning.



**Approximate outlines only.*





Offering Process

For more details on the offering, please contact the listing brokers.

Morgan Dyer*

Personal Real Estate Corporation
Senior Vice President
+1 604 661 0886
morgan.dyer@colliers.com

*MD & Associates CRE Services Group

Matt Fawsitt

Senior Associate
+1 604 692 1493
matt.fawsitt@colliers.com

Mahsa Banaei*

Commercial Real Estate Advisor
+1 604 692 1437
mahsa.banaei@colliers.com

Harpreet Singh

Personal Real Estate Corporation
Executive Vice President
+1 604 217 8888
harpreet.singh@cushwake.com

Colliers

1067 West Cordova Street
Suite 1100, Vancouver, BC
Canada | V6C 1C7

Cushman & Wakefield

700 West Georgia Street
Suite 1200, Vancouver, BC
Canada | V7Y 1A1



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.

