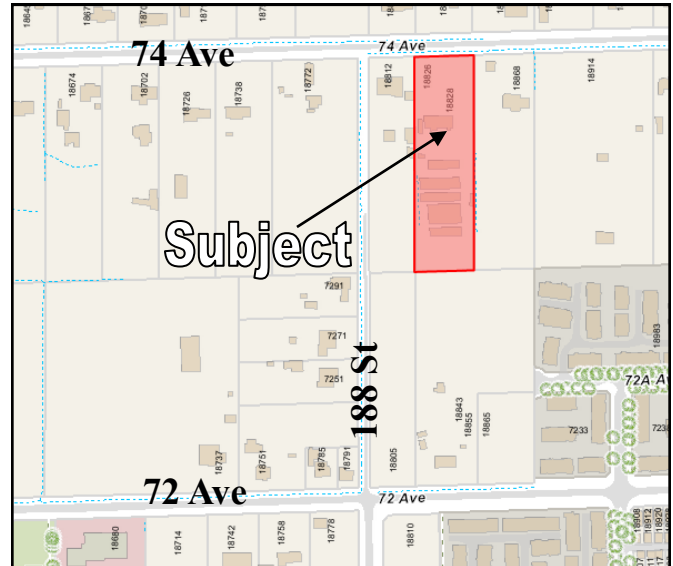




Over 2.5 Acres Land in West Clayton NCP For Sale

18828 74 Ave, Surrey



Investor Attention! Great opportunity to obtain 2.505 Acres of land in West Clayton NCP with residential development potential. This property is in rectangular shape, has gentle downhill slop toward Northwest. Lot size is approx. 2.505 Acres (175 Ft. X 627 Ft. approx.). Close to Fraser Hwy and Pacific Hwy, can access via 74 Avenue. NCP designated as Town-house Residential (22+5 UPA Bonus). Excellent property for holding! **Call Now!**

Assessment (2015):

Land:	\$7,850
Improvement:	\$41,900
Actual Total:	\$49,750
Gross Tax:	\$825.24

Property Information:

Address:	18828 74 Ave, Surrey
Legal:	PL 39520 LT 42 LD 36 SEC 21 TWP 8
P.I.D.:	008-629-978
Lot Size:	2.505 Acres (175ft X 627ft. approx.)
Zoning:	One Acre Residential Zone



Commercial Top 4 Winner

梁國權

604-644-6482

Award Winning Services!

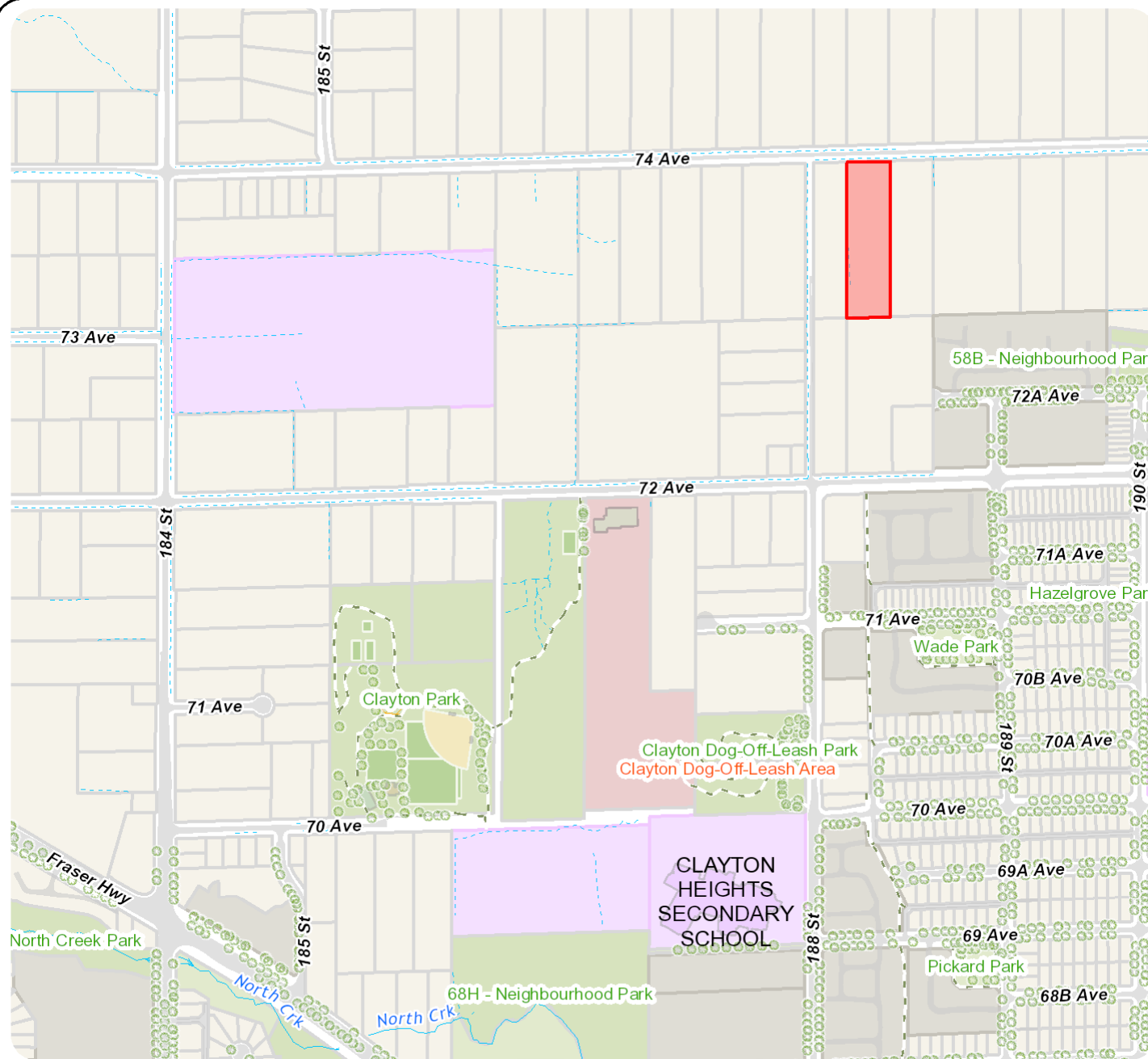


- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Western Canada Top 4 全西岸加拿大首4名
- Over 25 Years Real Estate Experience 超過25年房地產經驗
- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎

Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9

Tel: 604-263-2823 Fax: 604-263-1057 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.



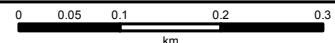
Legend

- Park Specimen Trees4000_10000
- Trails and Paths
- River
- Creek
- Ditch
- Building Large (Health Care)
- Unknown
- Other
- Hospital
- Church
- Shopping Centre
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Sports Fields

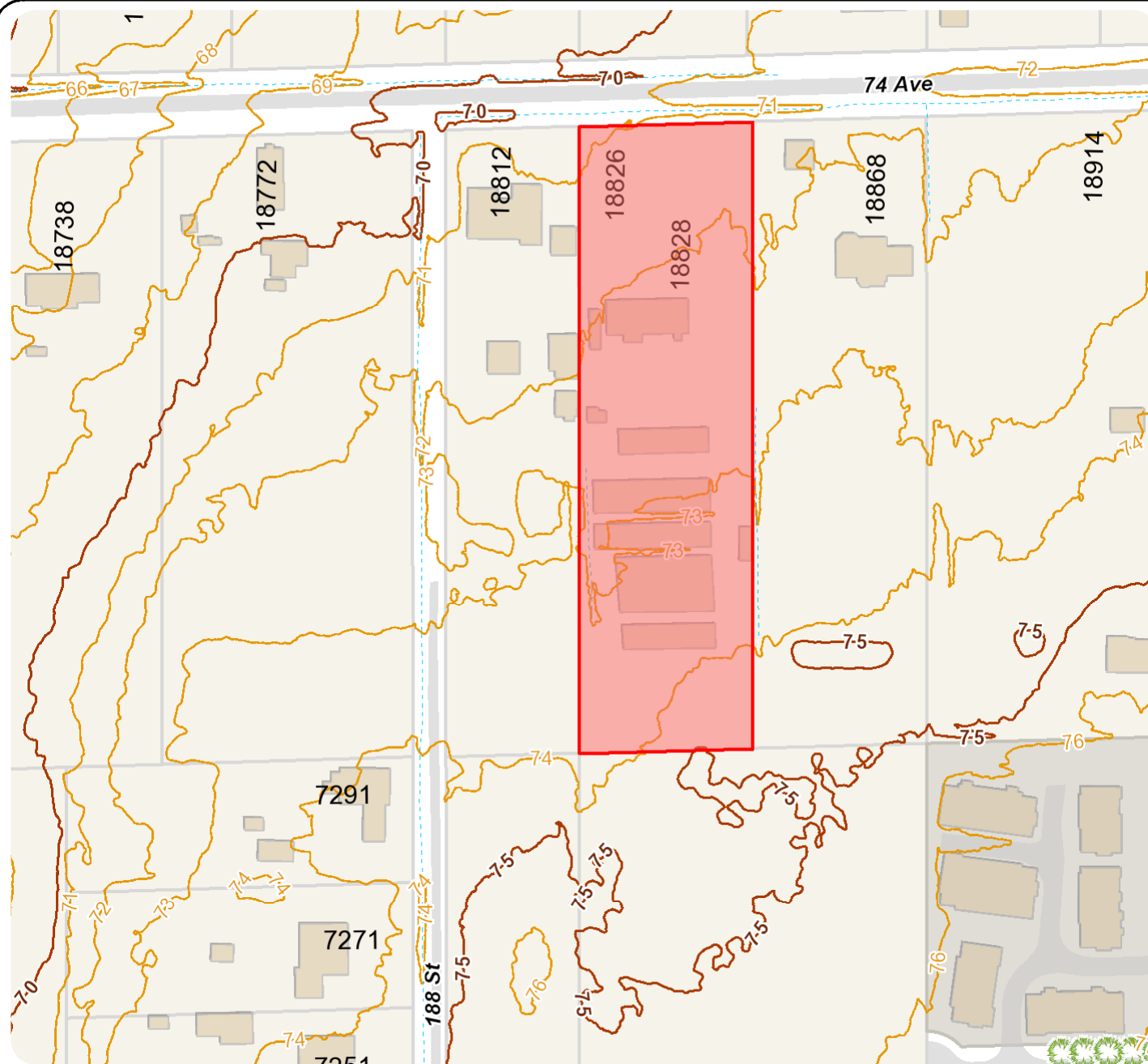
Enter Map Description

Scale: 1:7,466

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Map created on: 26/10/2015



Legend

- Park Specimen Trees500_2000
- Trails and Paths
- River
- Creek
- Ditch
- Contours - Intermediate (1m)
- Contours - 5 metre
- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre

Enter Map Description

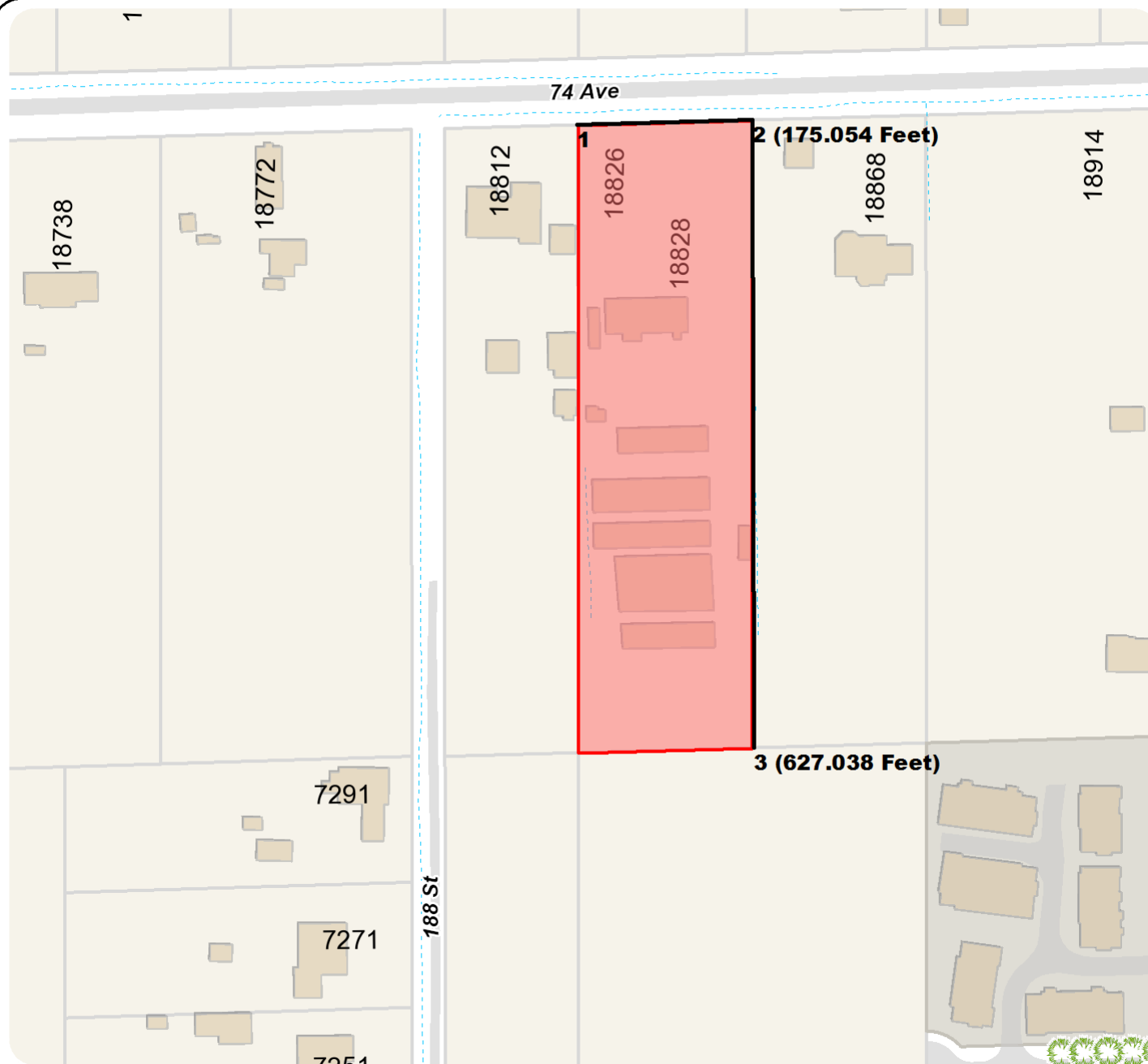
Scale: 1:1,866

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0 0.01 0.02 0.04 0.06
km

Map created on: 26/10/2015



Legend

- Park Specimen Trees500_2000
- Trails and Paths
- River
- Creek
- Ditch
- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Building Shadow
- Sports Fields

Enter Map Description

Scale: 1:1,866

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0 0.01 0.02 0.04 0.06
km

Map created on: 26/10/2015

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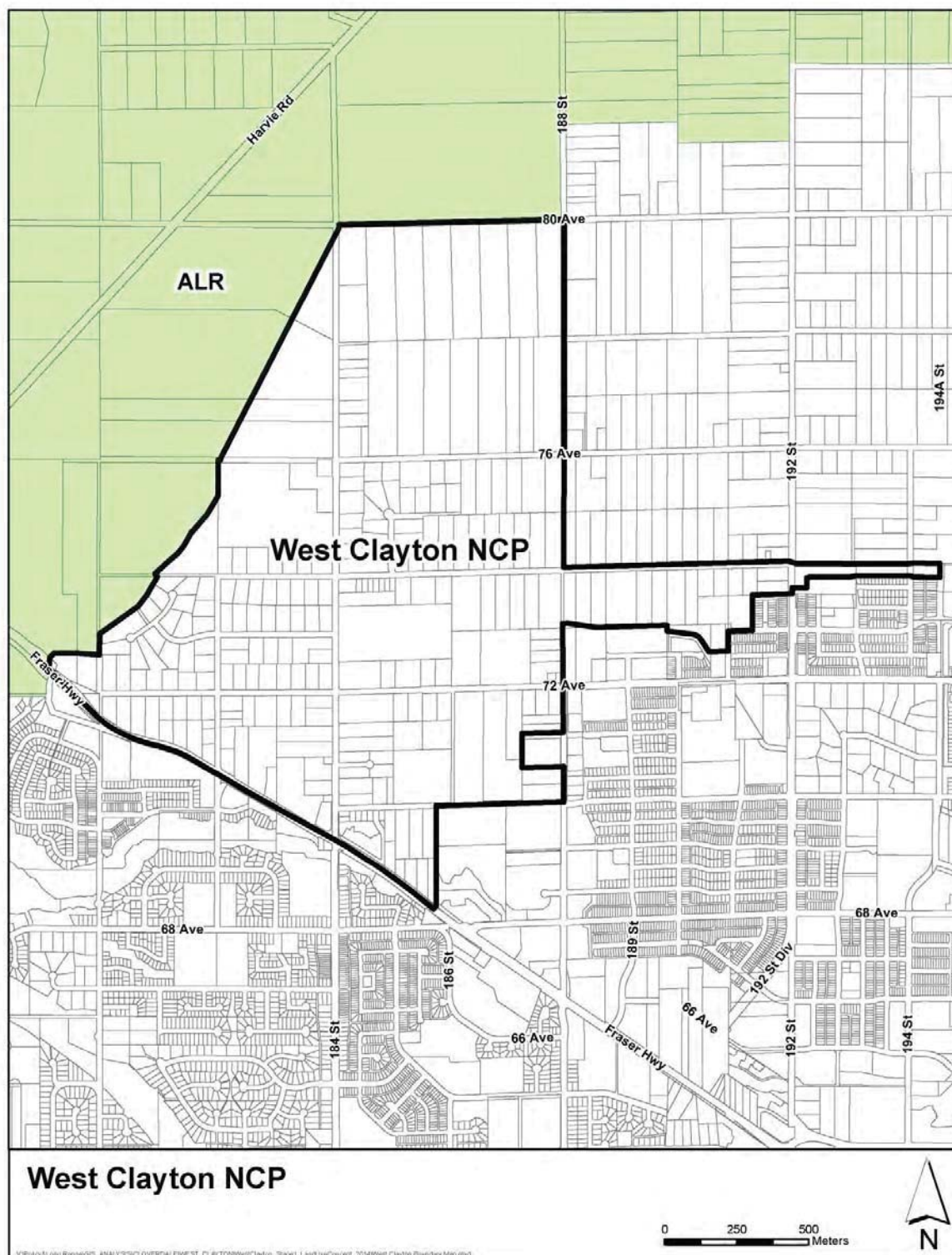


Figure 1.1 - West Clayton NCP Area Boundaries

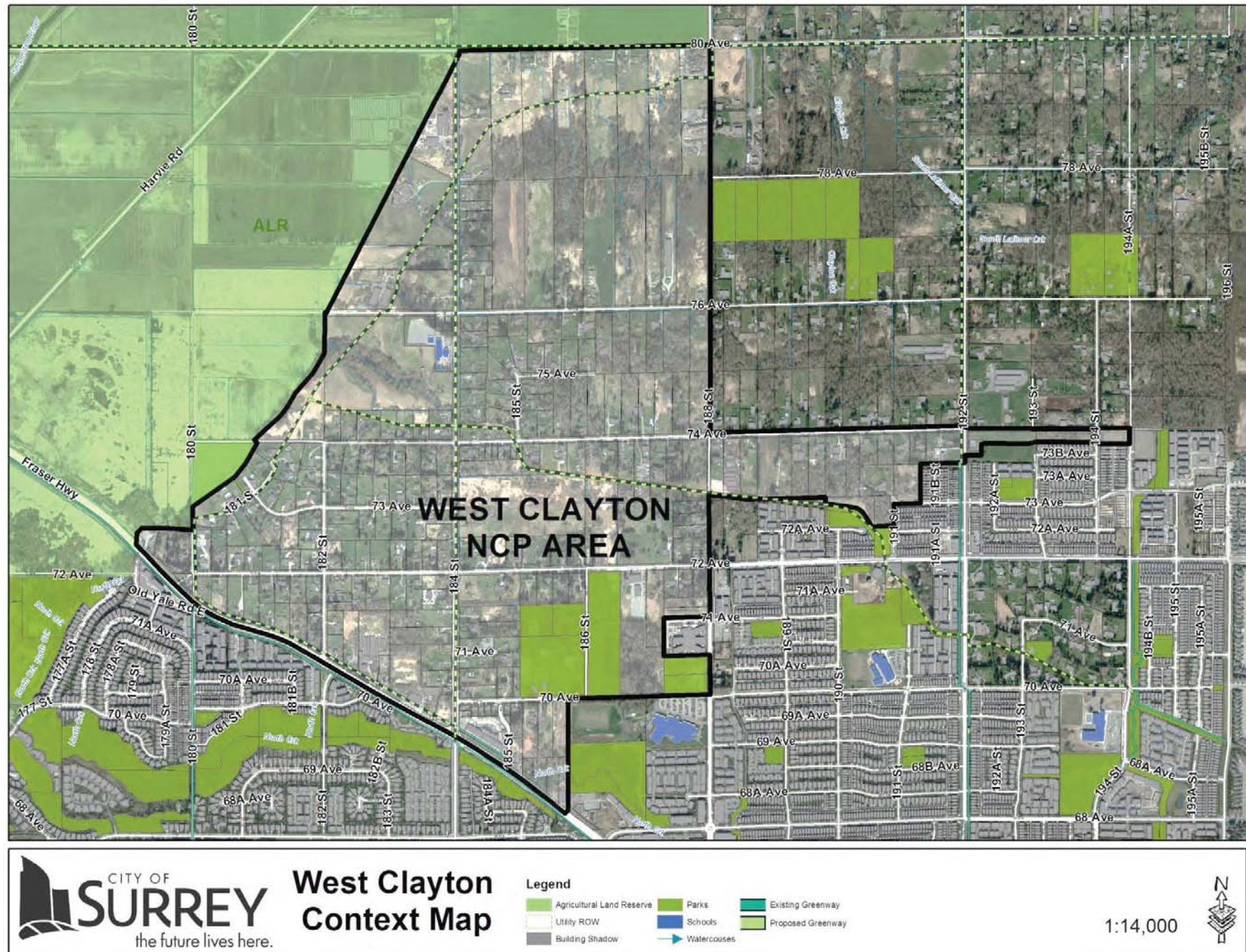


Figure 1.2 - West Clayton Context Map

- Legend**
- Residential Use**
- Suburban Residential (2 UPA)
 - Urban Transition (6 UPA)
 - Urban Residential (10+4 UPA Bonus)
 - Low Density Cluster *
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 7.5% Open Space (8+2 UPA Bonus)
 - Medium Density Cluster *
 - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
 - High Density Cluster *
 - TYPE 1 - 10% Open Space (22+5 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus) Transition
 - Urban/Townhouse Flex *
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+5 UPA Bonus)
 - Townhouse/Apartment Flex *
 - TYPE 1 - Townhouse (22+5 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.3 FAR Bonus)
 - Stacked Townhouse/Apartment *
 - TYPE 1 - Stacked Townhouse (30+45 UPA)
 - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
 - Mixed Use Commercial/Residential *
 - VILLAGE NODE - (1.3 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
 - Proposed Park
 - Proposed Public Recreational Facility
 - Existing School
 - Proposed School
 - Future School/Park
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway *
- Transportation Engineering**
- Arterial
 - Collector
 - Proposed Local Road or Lane *
 - Proposed Local Road With Unique Cross Section *
 - On the map denotes a specific cross section. (See NCP document for detail)
 - Proposed Local Road (Alignment Flexible) *
 - Proposed Green Lane
 - * Alignment of proposed roads at off-set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W.)
 - Multi-Use Pathway *
 - Right-In / Right-Out Access
 - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
 - Residential units designed to face / front park or wildlife corridors
 - * Live - Work Option on ground floor of street - fronting units
 - * No individual driveway access will be permitted to SF lots along multi-use pathway, unless approved by Engineering.
 - All multi-use pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis BC r.o.w.
 - Urban Landmark (Public art/special landscaping/plaza)
 - Plaza / Farecourt
 - Heritage Site - Potential For Preservation
 - Heritage Site - Registered
 - Flex Blocks
- Other**
- Creek Class A (Year-Round Fish-bearing)
 - Creek Class AO (Seasonal Fish-bearing)
 - Creek Class B (Non Fish-bearing, Supplies nutrients to Fish-bearing creeks)
 - Forest Blocks
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer) *
 - * Land to be conveyed to the city in exchange for density transfer
 - Sanitary Trunk Sewer R.O.W.
 - Landscape Buffer or Landscaped Setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class AO
 - Daylighted Creek Buffer
 - Storm Water Facility (Location, size of stormwater facility are subject to Engineering approval.)
 - Agricultural Land Reserve

NOTES:

Riparian setbacks are shown at 30m and 15m, respectively, from the centrelines of Class "A" and Class "B" watercourses. The ultimate setbacks must be compliant, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Riparian Areas Regulations (RAR)). Measures in support of the RAR, may include geotechnical investigations, windthrow analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act Federal Species at Risk Act, Federal Migratory Bird Convention Act.

In addition to the land use density indicated, a bonus density may be available, subject to meeting the Energy Efficiency Density Bonus Policy.

