



Development Project in South Surrey Ready to Build Exclusive offer

2213 156St & 2249 King George Blvd, Surrey



Asking Price: \$5,500,000

Must See! An Approx. 26,380 SF buildable area with a proposed 3 stories high mixed-use development located on South Surrey, corner to King George Blvd and 156 Street. Under building permit 8 units townhouse and 1 bedroom + Den unit apartment on level 2 and 3, and Approx 9,190 SF commercial area for rental, 35 spaces of surface parking and 24 spaces of underground parking. A group of residential houses surrounding this property. This site has pedestrian and vehicular access through King George Blvd, and a series commercial shops line up along both side of King George Blvd to the northwest of the property, 5 minutes drive to Morgan Crossing, Grandview Corners, and White Rock corridor. It's a rare opportunity to build a mixed-use project in south Surrey. **Don't hesitate, Call now!**



2015 Commercial Top 1 Winner
Raymond Leung PREC* 梁國權
604-644-6482

Award Winning Services!



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- 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 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS Medallion Club Award 溫哥華地產局銷量大獎
- 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 Hall of Fame Award 終身大獎



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 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.



Property Information:

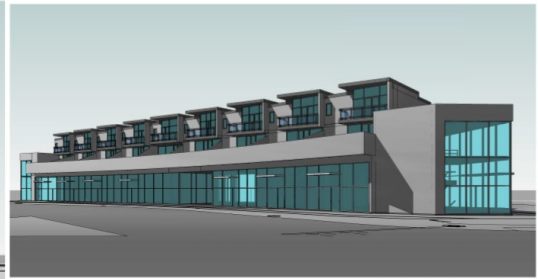
Address: 2213 156 St, Surrey & 2249 King George Blvd, Surrey
 Legal: LOT 14, PLAN NWP8443, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 47096, ROAD PLAN BCP31209
 LOT 150, PLAN NWP50823, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP32793, & EPP32498
 P.I.D: 004-657-357 & 004-207-629
 Zoning: RF (Single Family Residential Zone)
 Proposal Zoning: CD (Comprehensive Development Zone)
 Lot Size: 13,131 SF (Approx. 66SF x 198 SF)

Government Assessment (2020)

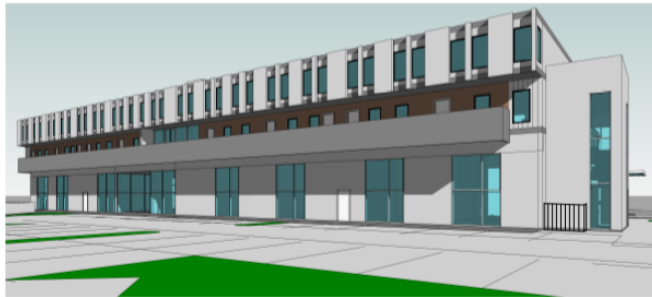
Property:	2213-156St	2249 KGB
Land:	\$1,371,000.00	\$2,187,000.00
Improvement:	\$7,300.00	\$7,000.00
Actual Total:	\$1,378,300.00	\$2,194,000.00
Gross Tax (2019):	\$3622.38	\$8,328.72



Rear View from N.W.



Front View from N.E.

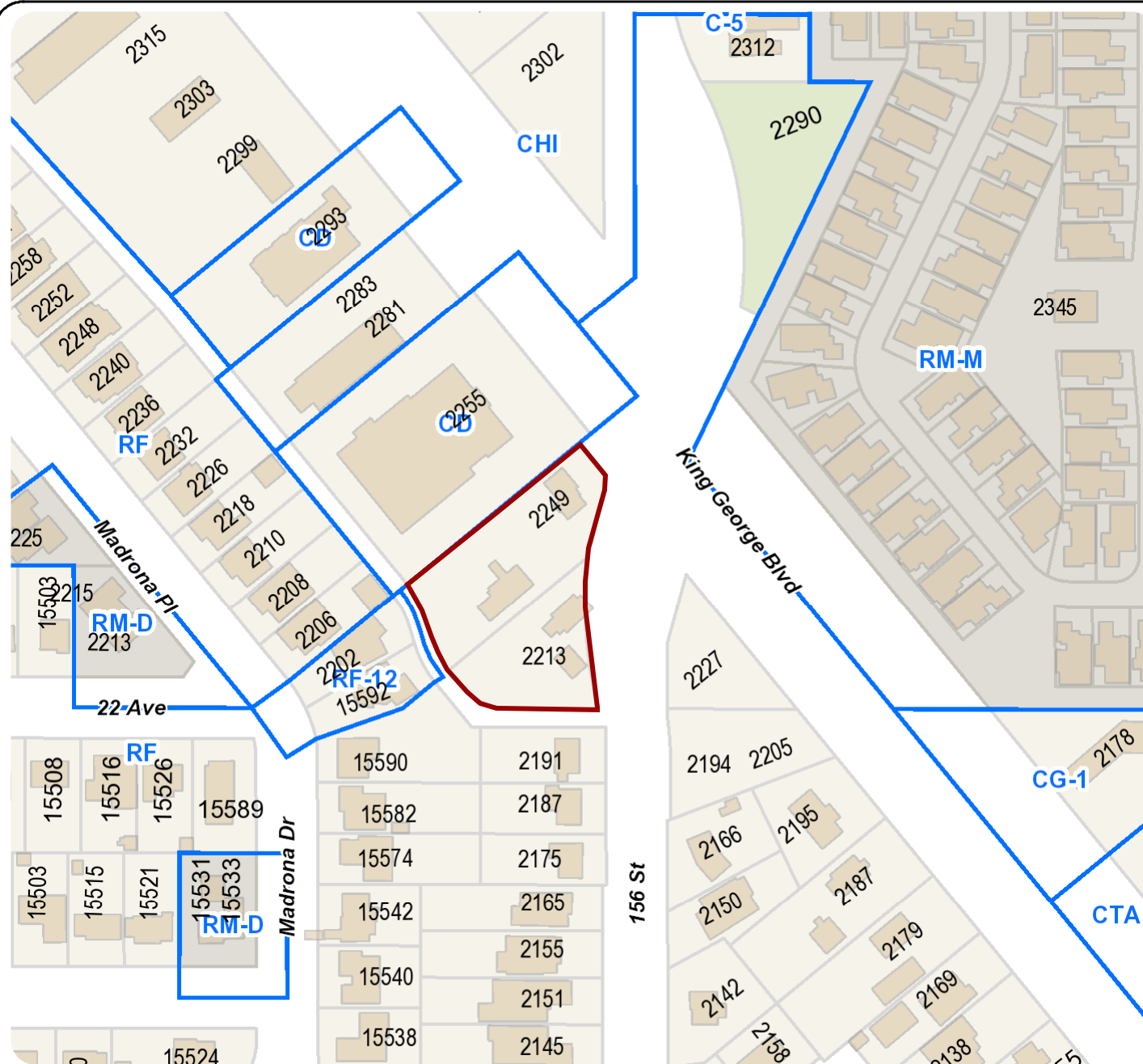


Rear View from S.W.



Front View from S.E.

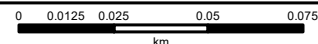




Enter Map Description

Scale: 1:2,000

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Map created on: 2020-04-15

Legend

Water Courses

- River
— Creek
--- Ditch



Park Playgrounds

-  Playground
-  Water Playground



Park Sports Fields

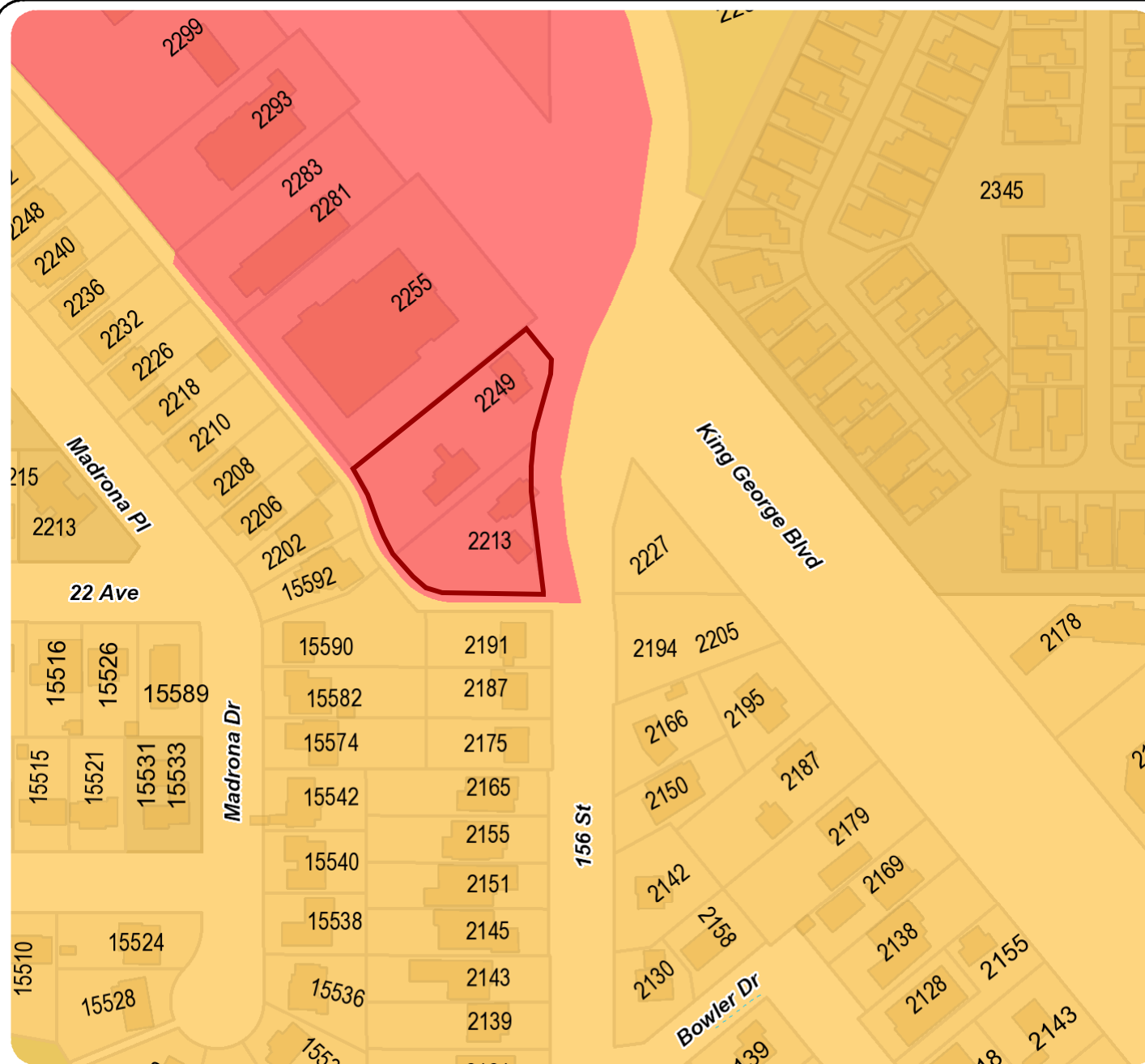
- Sports Fields
■ Diamonds

Green Infrastructure Areas

-  Green Infrastructure Areas
 Green Infrastructure 50 meter buffer area

Streamside Areas

-  Streamside 50 meter buffer area
-  Zoning Boundaries

**Legend****Water Courses**

River

Creek

Ditch

Green Infrastructure Areas

Green Infrastructure Areas

Green Infrastructure 50 meter buffer area

Streamside Areas

Streamside 50 meter buffer area

OCP Designations

Conservation and Recreation

Agricultural

Rural

Suburban

Suburban - Urban Reserve

Urban

Multiple Residential

Commercial

Industrial

Mixed Employment

Town Centre

Central Business District

First Nations Reserve

Enter Map Description

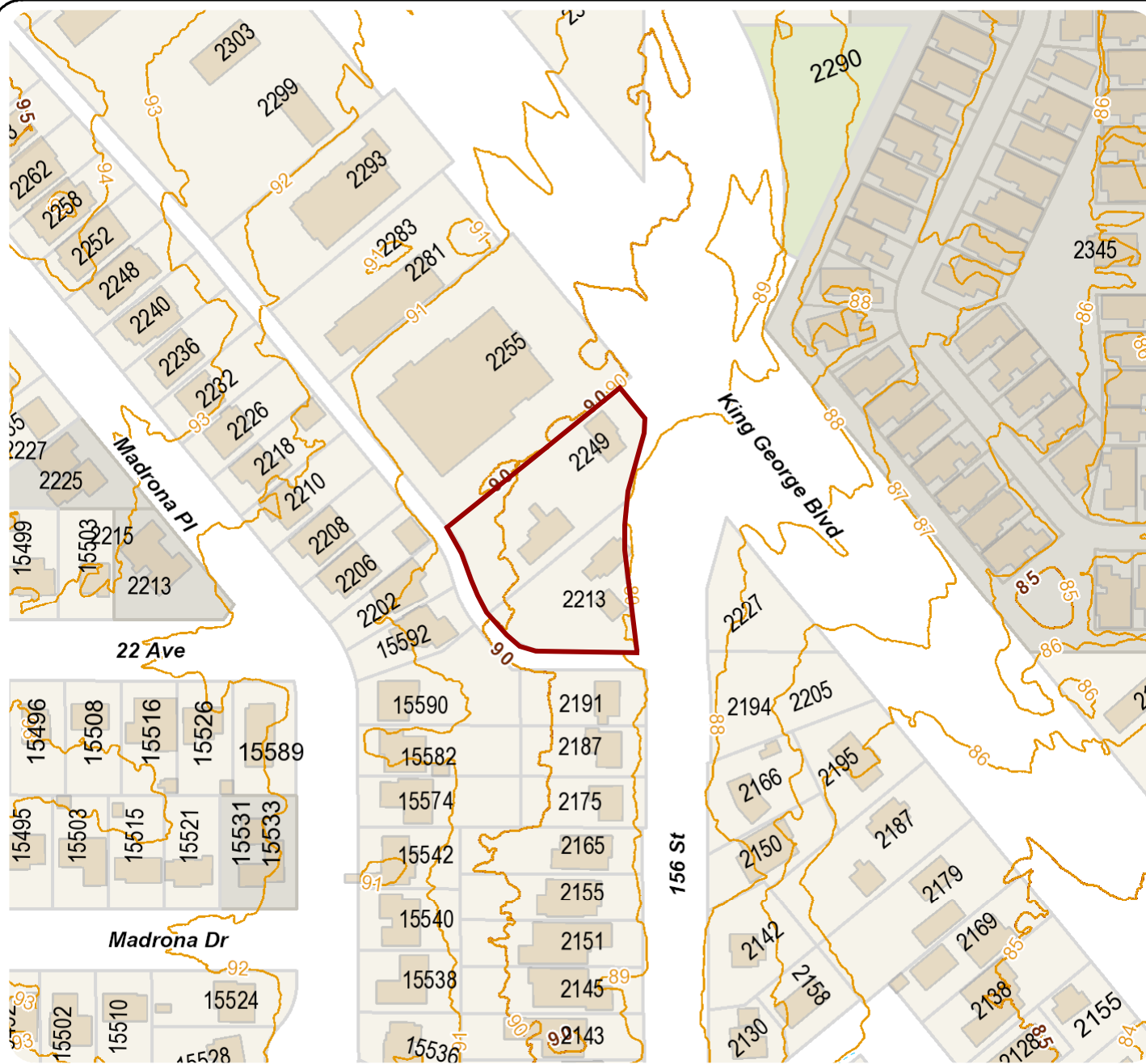
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0 0.0125 0.025 0.05 0.075
km

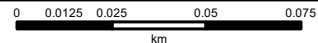
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Scale: 1:2,000





Map created on: 2020-04-15

Legend

Water Courses

- River
— Creek
--- Ditch

Park Playgrounds

-  Playground
-  Water Playground


Park Sports Fields

-  Sports Fields
-  Diamonds
-  Contours - Intermediate (1m)
-  Contours - 5 metre



Farming Protection Development Permit Ar

- Farming protection area

Flood Prone Areas

- 
- Flood prone area

Green Infrastructure Areas

-  Green Infrastructure Areas
 Green Infrastructure 50 meter buffer area

Steep Slope Areas

- Steep slope area
- Steep slope 10-30 meter buffer area

Streamside Areas

-
- Streamside 50 meter buffer area



Comprehensive Development Zone

Part 52

CD

A. Intent

This Zone is intended to accommodate and regulate the development of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the *Official Community Plan*. An amending by-law may specify permitted uses and regulations other than those set out below.

B. Permitted Uses

Amendments: 14549, 05/13/02; 14653, 05/13/02; 15001, 07/07/03; 14996, 07/21/03; 15149, 01/26/04; 15212, 06/07/04; 15145, 07/05/04; 15220, 07/26/04; 15166, 11/01/04; 15664, 05/18/05; 17863, 02/18/13; 18029, 09/09/13; 17936, 06/23/14; 18772, 05/08/17

Land and *structures* shall be used for the uses as permitted for the following Zones and shall be as designated on the approved comprehensive development plan which shall be attached to and form part of this By-law:

1. Uses permitted in the C-4, C-5, C-8, C-8A, C-8B, C-15, C-35, CHI, CG-1, CG-2, CTA, CCR, CPR, CPG and CPM Zones.
2. Uses permitted in the IB, IB-1, IB-2, IB-3, IL, IL-1, IH and IA Zones.
3. Uses permitted in the RA, RA-G, RH, RH-G, RF-O, RF, RF-SS, RF-13, RF-G, RF-12, RF-12C, RF-9, RF-9C, RF-9S, RF-SD, RM-D, RM-M, RM-10, RM-15, RM-23, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, RMS-1 and RMS-2 Zones.
4. Uses permitted in the PC, PA-1, PA-2 and PI Zones.
5. Uses permitted in the A-1 and A-2 Zones.

C. Lot Area

Not applicable to this Zone.

D. Density

The *density* shall comply with the Part D Density prescribed in the respective zones under different Parts of this By-law.

E. Lot Coverage

The *lot coverage* shall comply with Part E Lot Coverage prescribed in the respective zones under different Parts of this By-law.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the Part F Yards and Setbacks prescribed in the respective zones under different Parts of this By-law.

G. Height of Buildings

The *height* shall comply with Part G Height of Buildings prescribed in the respective zones under different Parts of this By-law.

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking, of this By-law.

I. Landscaping

The *landscaping* shall comply with Part I Landscaping prescribed in the respective zones under different Parts of this By-law.

J. Special Regulations

Amendments: 17471, 10/03/11

1. Special regulations shall comply with Part J Special Regulations prescribed in the respective zones under different Parts of this By-law.
2. A Comprehensive Development Zone may include the following schedules forming part of the said Zone:
 - (a) A site plan, including legal description of the land, showing the location of all existing and proposed *buildings*, *highways*, paved areas, street lighting, utilities, and utility easements, streams and other topographical features of the *lot*;
 - (b) Architectural plans for any proposed *buildings*;
 - (c) Existing and proposed *grades* and their relation to the elevations on adjoining *lots*;

- (d) The location, size, height and orientation of *signs*;
- (e) The location and treatment of *open spaces*, screening and *landscaping*; and
- (f) A determination of uses and staging of development;

provided, however, that the foregoing may be waived in whole or in part if the *lot* and the proposed development are subject to a development permit.

K. Subdivision

Lots created through subdivision in this Zone shall conform to Part K Subdivision prescribed in the respective zones under different Parts of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*.

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