



Colliers

2608-2658 176 Street, Surrey, BC

## For Sale by Court Order

# 29.49-Acre Townhouse and Multifamily Development Site in South Surrey's Redwood Heights

### **Simon Lim\***

Personal Real Estate Corporation  
Vice Chairman  
+1 604 661 0882  
simon.lim@colliers.com

### **James Lang\***

Personal Real Estate Corporation  
Vice President  
+1 604 661 0868  
james.lang@colliers.com

### **Jessica Hathaway\***

Personal Real Estate Corporation  
Associate Vice President  
+1 604 694 7227  
jessica.hathaway@colliers.com

### **Kira Liu**

Associate  
+1 604 692 1076  
kira.liu@colliers.com

*\*Vancouver Investment & Development Advisors Group*

# The Opportunity

Colliers is pleased to present this 29.49-acre townhouse and multifamily development site in South Surrey's Redwood Heights.

All offers are subject to court approval.



29.49-acre site offers scale for a larger medium-density project



10 minutes drivetime to the US border, 17 minutes to Langley City Centre, and 30 minutes to Central Surrey



Located near a range of amenities, including educational institutions, healthcare facilities and recreational parks



The Lands falls under the Redwood Heights NCP, a thoughtfully planned community featuring a mix of townhouse, multiple residential and green spaces designed to support sustainable growth and enhance the area's livability





# Salient Facts

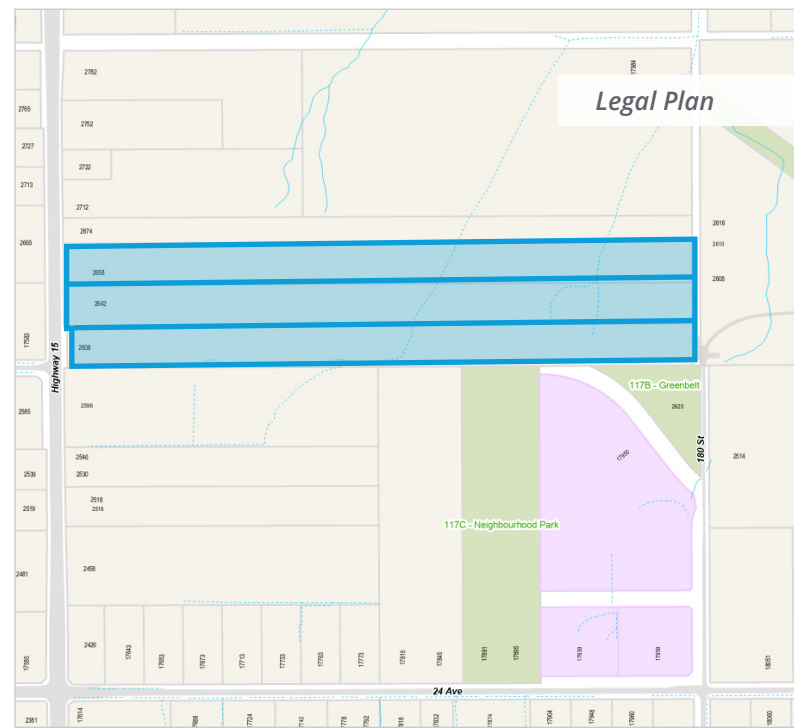
<b>Civic Address</b>	2608, 2642, & 2658 176 Street, Surrey, BC	
<b>PIDs</b>	000-878-324, 011-359-226, 011-359-234	
<b>Location</b>	Located on the East side of 176 Street between 24th Avenue and 32nd Avenue.	
<b>Lot Area</b>	2608 176 Street	9.89 acres
	2624 176 Street	9.76 acres
	2658 176 Street	9.84 acres
	<b>Total</b>	<b>29.49 acres</b>
<b>Current Zoning</b>	RA - Acreage Residential Zone, A2 - Intensive Agriculture Zone, A1 - General Agricultural Zone	
<b>NCP</b>	Redwood Heights <ul style="list-style-type: none"> <li>• Townhouse (up to 30 UPA)</li> <li>• Multiple Residential (up to 22 UPA)</li> <li>• Parks and Natural Areas</li> </ul>	
<b>Total Assessed Value (2025)</b>	\$61,919,900	
<b>Property Taxes (2024)</b>	\$405,056.60	



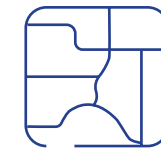
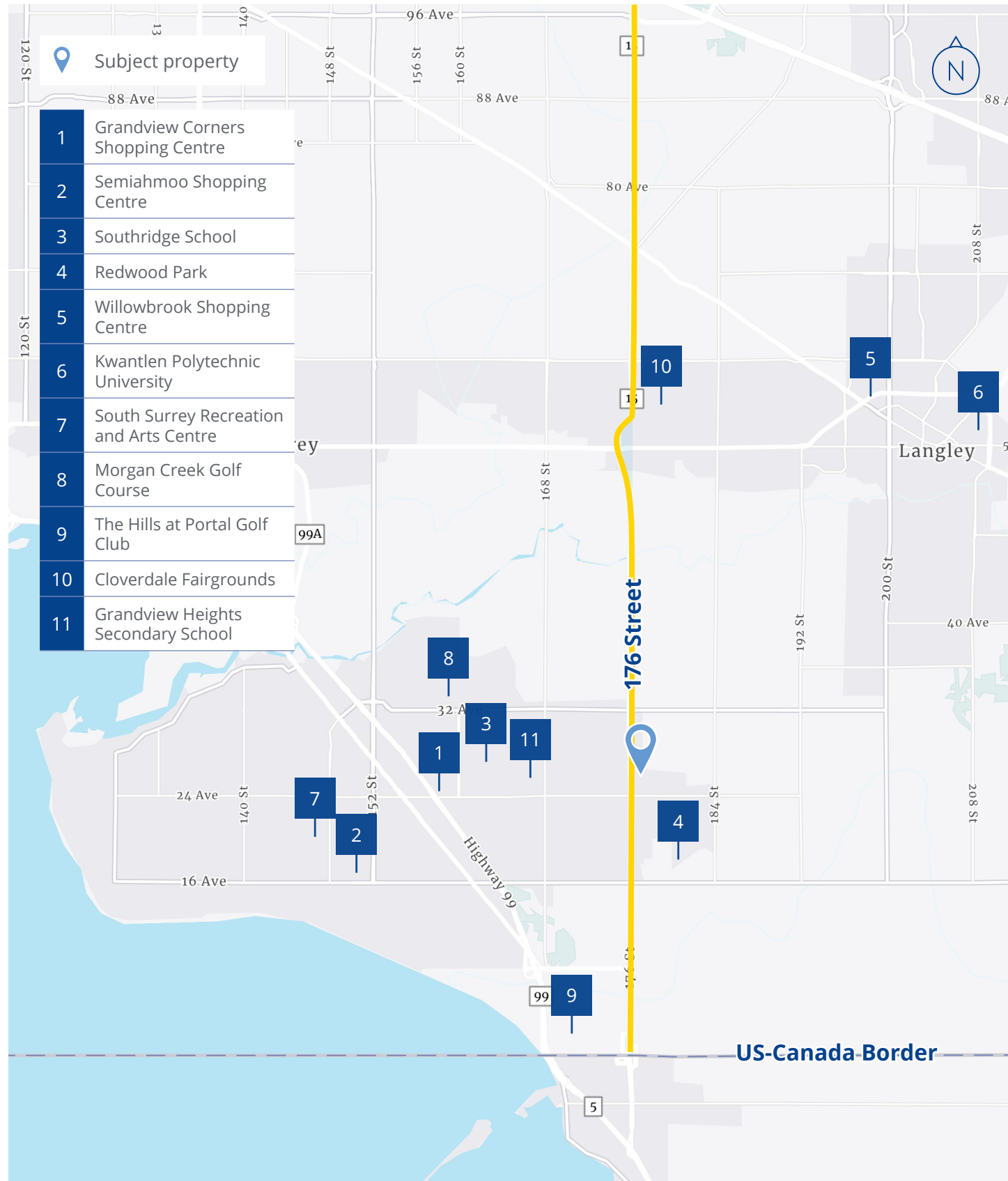
# Location

South Surrey is a lively, family-friendly community known for its strong community ties, thriving local economy, and abundance of high-quality education options including Southridge Private School. With its unique mix of residential neighbourhoods, parks, and commercial centers, South Surrey offers residents a balanced lifestyle, easy access to countless amenities, and plenty of options to explore outdoors.

The area is designed with families in mind, featuring highly rated schools, safe neighbourhoods, and close proximity to beaches like Crescent Beach. South Surrey's parks, including the expansive Redwood Park and Sunnyside Acres Urban Forest, provide miles of trails for walking, biking, and exploring the outdoors. Surrey is Metro Vancouver's fastest-growing city and is expected to surpass the population of Vancouver in 10-12 years.

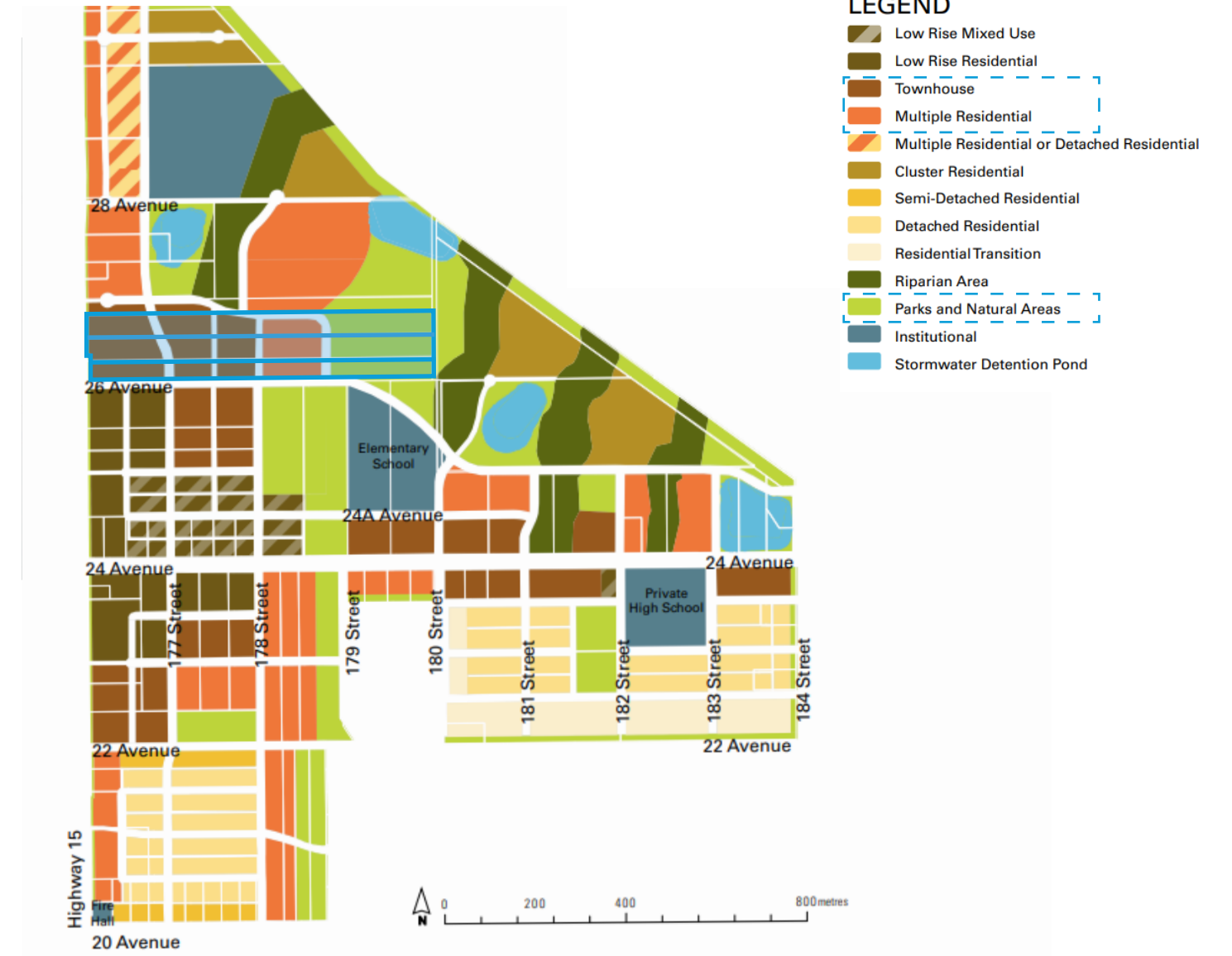


# Surrounding Amenities



# Redevelopment Potential

## Redwood Heights



Policy Area	Redwood Heights	
Option	Townhouse	Multiple Residential
Max Density	Up to 30 UPA	Up to 22 UPA
Max Height	13.0 m	9.0-11.0 m
Typical Ownership	Strata	Strata or Fee Simple



## Offering Process

Prospective purchasers are invited to submit Offers to purchase the property through Colliers for consideration by the holders of exclusive Conduct of Sale. All Offers are subject to Court approval. An offering date will be set after an initial marketing period, please contact the listing brokers for more information.

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