

Prime Development Site

Future 152 St
Skytrain Station

Corner of 151St and Fraser Hwy, Surrey

3.15 Acres
Build Your Own Community

Fraser Hwy

152 St

151 St



High-Rise Development Site at Fraser Hwy and 152 St For Sale

9018 & 9010 & 8992 & 8984 & 8956 151 St & 15142 Fraser Hwy, Surrey



Must See! Approx. 3.15 Acres (137,198 SqFt) corner site in Surrey Beer Creek Green Timber area, combined by 8 houses and 1 large vacant land. Potential for 5 FAR mixed-use high-rise development in the heart of Surrey, directly facing the future 152 Street SkyTrain Station. Walking distance to Fleetwood Village plaza and Evergreen Mall. Under Fleetwood NCP and 200m tier of 152nd Skytrain Station. A rare opportunity for developers seeking such huge development site to build own community in a rapidly growing and highly accessible location. **Don't hesitate, call now.**

Property Information

Lot Size: Approx. 3.15 Acres (137,198 SqFt)
OCP: Highrise Mixed Use-Fleetwood Plan,
within 200m tier of 152 St Skytrain Station.

*All information is proposed, subject to change.

*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.

Raymond Leung

Personal Real Estate Corporation

&

Christopher Leung

Leung Real Estate Group, Re/Max City Realty

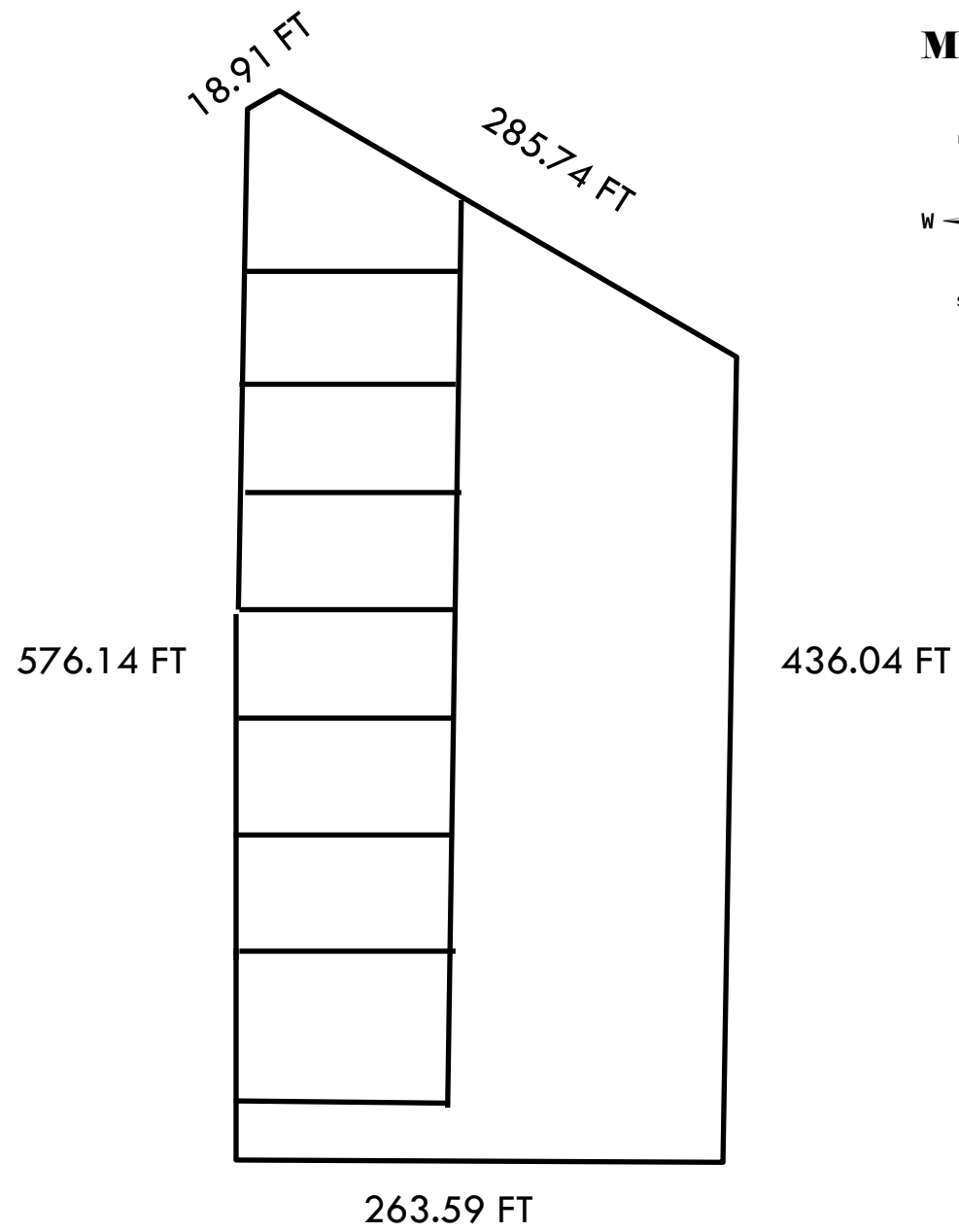
#101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 & 778-951-1515

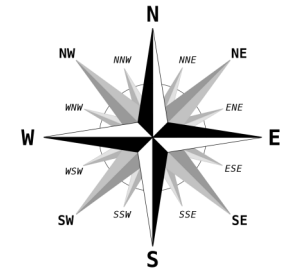
Email: Raymondkleung@hotmail.com

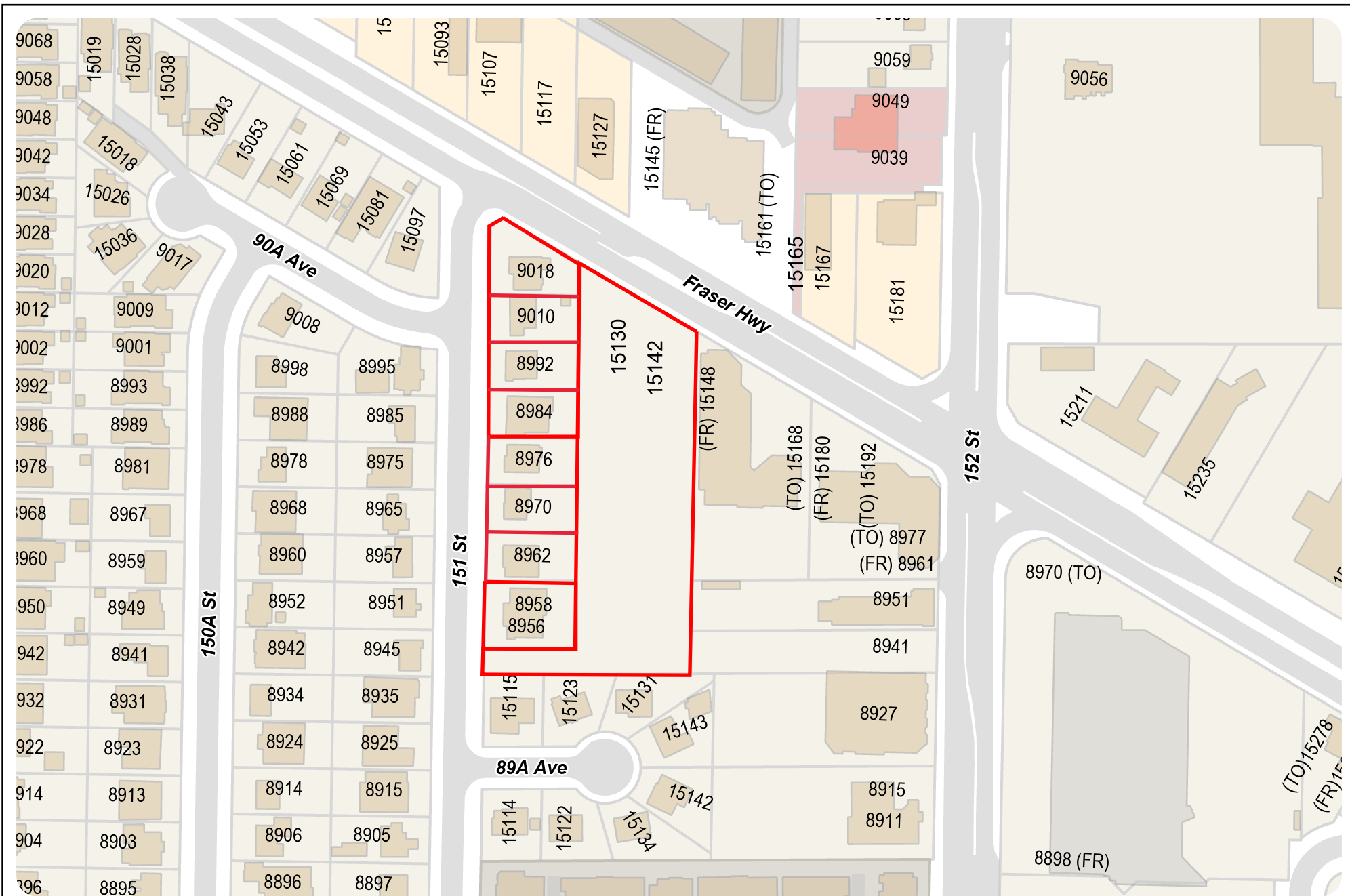
WebSite: 410Commercial.com

Property Information				Assessment Value			
Address	PID	Legal	Land Size	Land	Building	Total	Property Tax
9018 151 St	002-080-010	LOT G, F, E, D, C, B, A PLAN NWP70162, PART SE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT	8,468	\$2,279,000	\$54,200	\$2,333,200	\$9,124.87
9010 151 St	002-080-001		7,101	\$1,918,000	\$52,500	\$1,970,500	\$8,909.77
8992 151 St	002-079-992		7,106	\$1,907,000	\$36,000	\$1,943,000	\$7,744.79
8984 151 St	002-079-984		7,107	\$1,907,000	\$10,400	\$1,917,400	\$8,699.31
8976 151 St	002-079-976		7,105	\$1,907,000	\$51,900	\$1,958,900	\$8,864.99
8970 151 St	002-079-968		7,107	\$1,219,000	\$36,600	\$1,255,600	\$5,148.77
8962 151 St	002-079-950		7,240	\$1,959,000	\$42,600	\$2,001,600	\$7,953.98
8956 151St	007-092-377	LOT 1 & 2, PLAN NWP73923, PART SE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER	10,128	\$2,759,000	\$152,000	\$2,911,000	\$12,079.23
15142 Fraser Hwy	007-092-385		75,836	\$20,482,000	\$0	\$20,482,000	\$151,551.50
Total			137,198	\$36,337,000	\$436,200	\$36,773,200	\$220,077.21



Measurement



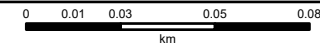


Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Scale: 1:2,002



Map created on: 2026-06-10

152 St Station

Located at 152 St and Fraser Highway



Conceptual rendering subject to change



C7 High-Rise Designations

7.1 High-Rise I (HI1)

7.1.1 Intent

The High-Rise I designation is intended to support residential apartments, generally over 30 storeys, with the highest buildings located in City Centre, and allows mixed-use development and complementary uses.

7.1.2 Implementing Zones

The following zones are consistent with the High-Rise I designation:

Zone(s)	Description
MR7	Low-Rise Apartment (6-8 storey)
MR8	Mid-Rise Apartment
MR9	High-Rise Apartment
MR10 ¹	<i>City Centre</i> High-Rise Apartment
¹ Within <i>City Centre</i>	

7.2 High-Rise II (HI2)

7.2.1 Intent

The High-Rise II designation is intended to support mixed-use apartments (with minimum ground floor commercial), generally over 30 storeys, with the highest buildings located in City Centre, and allows complementary uses.

Within mixed-use developments, commercial uses are expected to be located on the ground floor of a building fronting any street(s) where specifically noted in a *Secondary Plan*. When a *Secondary Plan* does not provide direction on the ground floor use, commercial uses are expected fronting at least one street with highest road classification as shown in ***Surrey Road Classification (R-91)***.

Minimum commercial requirements may be waived at Staff's discretion if the subject site does not include arterial or collector road frontages as shown in ***Surrey Road Classification (R-91)*** AND/OR if the subject site does not contain any street interfaces specified for commercial uses by a *Secondary Plan*.

7.2.2 Implementing Zones

The following zones are consistent with the High Rise II designation:

Zone(s)	Description
MR7-C, C-15	Low-Rise Apartment (6-8 storey) with minimum commercial requirements
MR8-C	Mid-Rise Apartment with minimum commercial requirements
MR9-C	High-Rise Apartment with minimum commercial requirements
MR10-C ¹ , C-35 ¹	<i>City Centre</i> High-Rise Apartment with minimum commercial requirements
¹ Within <i>City Centre</i>	

Figure C7: High-Rise Diagram

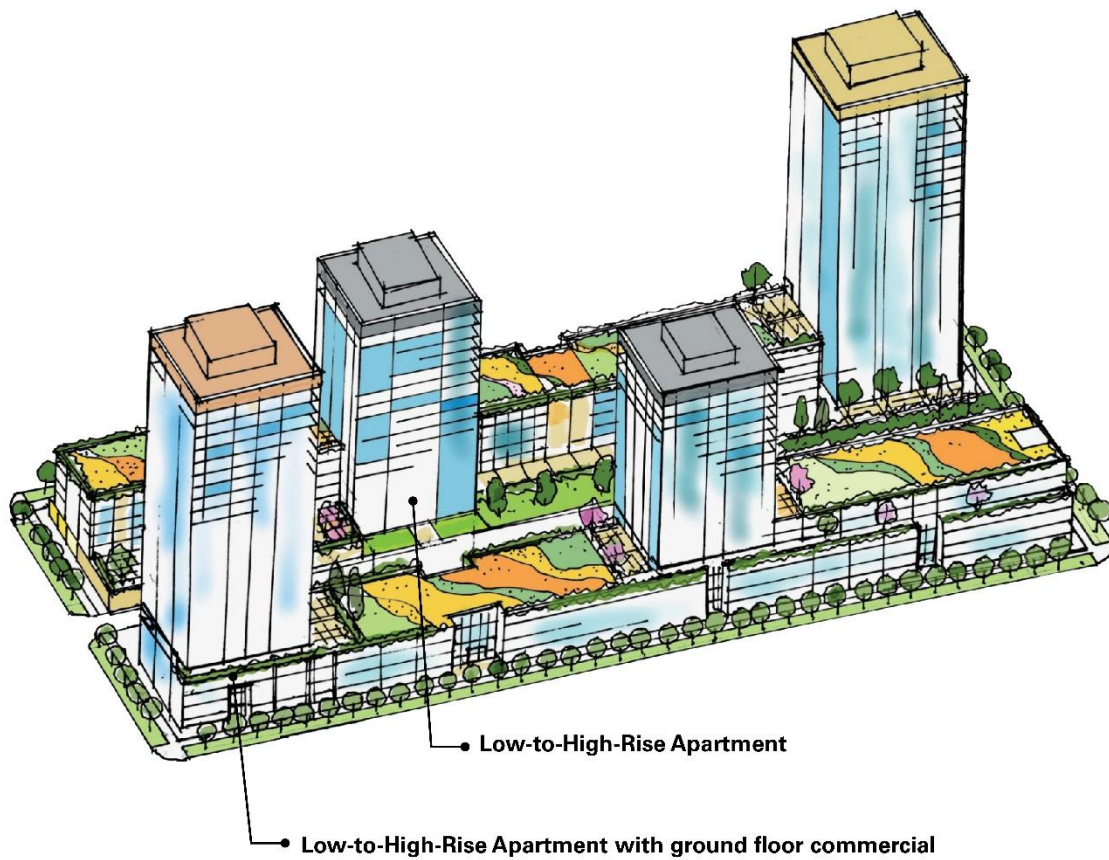


Diagram does not reflect detailed zoning requirements and applicable development permit guidelines.

152 ST STATION (CITY OF SURREY)



Legend



Passenger Rail



Transit Oriented Area



200 metre Tier



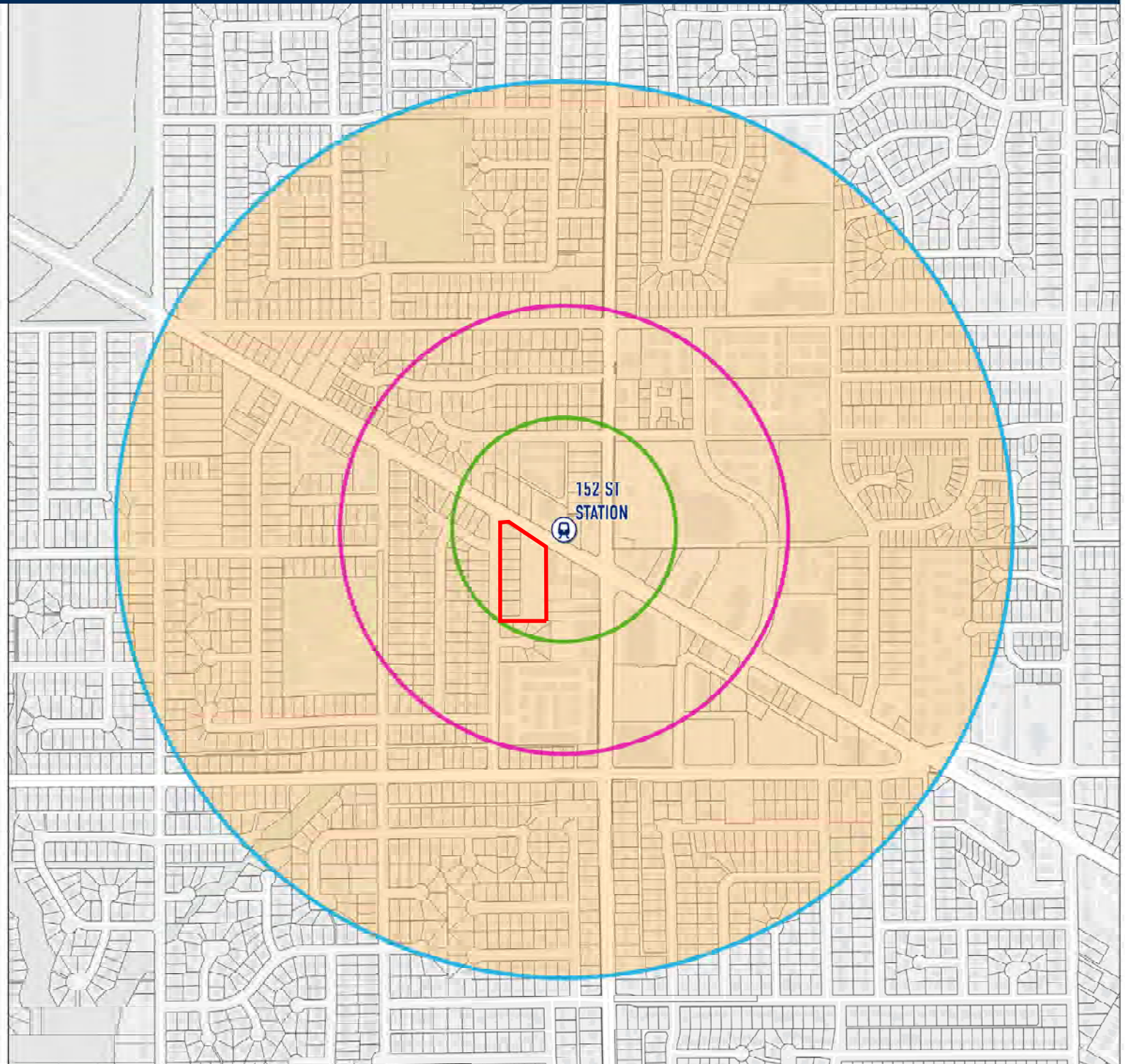
400 metre Tier



800 metre Tier



Parcel



0 100 200 300 400

Metres

Date Created: 2023-11-15

**Attachment 3: Bill 47 Transit-Oriented Development Areas
Distances, Transit Stations and Densities by Category**

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)
Burnaby	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less	Up to 5.0	Up to 20
Delta				
Coquitlam		200m – 400m	Up to 4.0	Up to 12
Langley (City + Township)				
Maple Ridge	Prescribed Bus Exchange or West Coast Express Station	400m – 800m	Up to 3.0	Up to 8
North Vancouver (City + District)				
New Westminster		200m or less	Up to 4.0	Up to 12
Pitt Meadows				
Port Coquitlam		200m – 400m	Up to 3.0	Up to 8
Port Moody				
Richmond				
Surrey				
Vancouver	Prescribed Bus Exchange	200m or less	Up to 3.5	Up to 10
Abbotsford				
Chilliwack				
Colwood				
Kamloops				
Kelowna				
Langford				
Mission				
Nanaimo		200m – 400m	Up to 2.5	Up to 6
Prince George				
Saanich District				
Vernon				
Victoria				
View Royal				
Lantzville	Prescribed Bus Exchange	200m or less	Up to 2.5	Up to 6
Penticton				
Whistler		200m – 400m	Up to 1.5	Up to 4