

ML # C8004704
Primary Property Type Land Commercial
Area North Surrey
Sub-Area/Community Whalley
List Price \$2,988,000
Address 9689 140 STREET
City Surrey
Postal Code V3T 4M3
Status Closed
Transaction Type For Sale
Broker Reciprocity Y



LISTING CONTRACT INFORMATION

Entered By	6946014; Brenda Murphy	P.I.D.#	011-238-046
Last Modified By	6907641; Maria Gayanelo	Region	Fraser Valley
Member Board Affiliation	Real Estate Board of Greater Vancouver	Zone	British Columbia Default Zone
Seller/Landlord Name	110 Holdings Ltd 9BCO436894)	Incomplete Flag	
Incomplete Msg		Original Price	\$2,988,000
Billing 1		Billing 2	
Billing 3		Billing 4	
Billing 5		Board Loaded Listing	Yes
Short Region Code	Fraser Valley	Reference Number	
Legal Description	LOT 11 EXCEPT: FIRSTLY: PARCEL A (BYLAW PLAN 47032) AND SECONDLY: PART NOW ROAD ON STATUTORY RIGHT OF WAY PLAN 29489, SECTION 45 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 7035	Original Commission	S-1.50% ON THE PURCHASE PRICE
Cooperating Commission	S-1.50% ON THE PURCHASE PRICE	Co-Op Commission for Lse	
Prev Commission		Previous Price	\$0
Search Price		List Price / Acre	\$3,434,482.76
Price Per Acre		Associated Document Count	0
Mapping		Sale Type	Asset
Title Search	Yes	Listing Visibility Type	ML Listing
Lease Type			

DATES

List Date	2/29/2016	Expiry Date	6/30/2016
Date Entered	3/9/2016 11:04 AM	Orig Exp Date	6/30/2016
Last Trans Date	4/2/2016	Status Change Date	4/2/2016
General Date	3/9/2016	Price Date	4/2/2016
HotSheet Date	4/2/2016	Last ImgTrans Date	
Last Photo Update Date		Days On Market	9
Days Off Mkt		Cumulative DOM	9
Cumulative DOMLS	0	Off Market Date	3/9/2016
Process Date	4/2/2016	Back On Mkt Date	
Collapse Date		Cancellation Effective Da	
Completion Date Private		Cancel Protection Date	
Search Date			

PROPERTY DETAILS

Zoning/Municipal Code	RF	Zoning/Land Use Code	
Land Hectares	0.35	Land Size Acres	0.87
Land Sq Meter	408,339.31	Land Size Sq. Ft.	37,936.00
Subj Prop Width		Subj Prop Depth	
Environ. Assessment Done?	No	Tax ID	
Tax Roll		Tax Year	2015
Tax Asmt Use Code		Assessment Year	
Gross Property Tax	\$7,735.94	Strata Fee	
Occupancy		Year Built	
Subject Space Width		Subject Space SqFt	
Subject Space Depth		Office Area Sq Ft	
Mezzanine Area Sq Ft		Retail Area Sq Ft	
Warehouse Area Sq Ft		Other Area Sq Ft	
Building/Complex Name		# of Bldg	
# of Elevators		# of Loading Drs	
Lot Frontage (ft)		Lot Depth (ft)	
Prkng - Subj Unit Spaces		Reports Available	
Measure Unit Sys		# Storeys	
BUS		BWP	
IND		LAN	
MFC		OFC	
RET		AGR	

PROPERTY TYPE INFO

# of Docks	# of Grade Drs
Clear Ceiling Ht (Feet)	Number of Bachelor Apts
Number of Studio Apts	Number of Penthouse Apts

Number of 0th Units	Number of 1 Bdrm Apts
Number of 2 Bdrm Apts	Total Number of Units
Number of 4+ Bdrm Apts	APOD Gross Income
APOD Eff Gross Income	APOD Total Op Expenses
APOD Other Income	Net Operating Income
APOD Cap Rate	Minor Business Type
Major Business Type	Business Name (d.b.a.)
Confidentiality Req'd	Water SupplyMunicipal
Business Operating Since	Registered Water Rts
Major Use Description	Acres of Freehold
Main Residence Sq. Ft.	
Acres Leasehold	

FEATURES

Add'l Property Types	Sellers Interest	Site Services	Appointment Instructions
Land Commercial	Registered Owner	Street Lighting	Contact Listing REALTOR®
Interest In Land	Permitted Land Use	Sewer Septic	
Freehold	Multifamily (5+)	Municipal/Community	

MARKETING INFORMATION

DDF More Info URL	URL - Brochure
URL - Reports	URL - Add'l Image
URL - Sound Byte	URL - Map
Appointment Name FRED	Appointment Phone 604-880-3462
Photo Message	Photo Instructions
Photo Inst-Reuse ML#	Include in DDF Yes
Display on Internet Yes	Display Address Yes
Privacy Flag	Picture Count 0

LEASE DETAILS

Lease Rate Sq Meter	Lease Op Cost Sq Meter
Additional Rent per Annum per SF	Total space avail for Lse
Max. Contiguous Space	Is this a Sublease?
Lease Term (in Months)	Lease Expiry Date

SOLD/LEASED INFORMATION

Sold or Leased Date 3/9/2016	Sold Price \$2,775,000
Buyer Name	Sale Price Sq Ft
Sale Price Sq Meter	Sold Price / Acre
Sale Price Per Acre	Leased Rate SqFt
Leased Rate Sq Meter	Leased Rate Acres
Leased Term	Leased Sz SqFt
Leased Sz Sq Meter	

PRIVATE REMARKS

Realtor Remarks Designated Multiple Residential in OCP Land Use Plan. For more information, please contact Fred @ 604-880-3462.

PUBLIC REMARKS

Public Remarks Wow! 37,936 sf prime multi-family development site in Central Surrey location. OCP designated area with potential density of 2.5 FSR and up to 6 storeys high. The Subject property is situated at the corner of 140 Street and Fraser Hwy, close proximity to the Jim Pattison Outpatient Care and Surgery Centre, Surrey Memorial Hospital, and walking distance to the nearby commercial/retail shopping area and King George Skytrain Station.