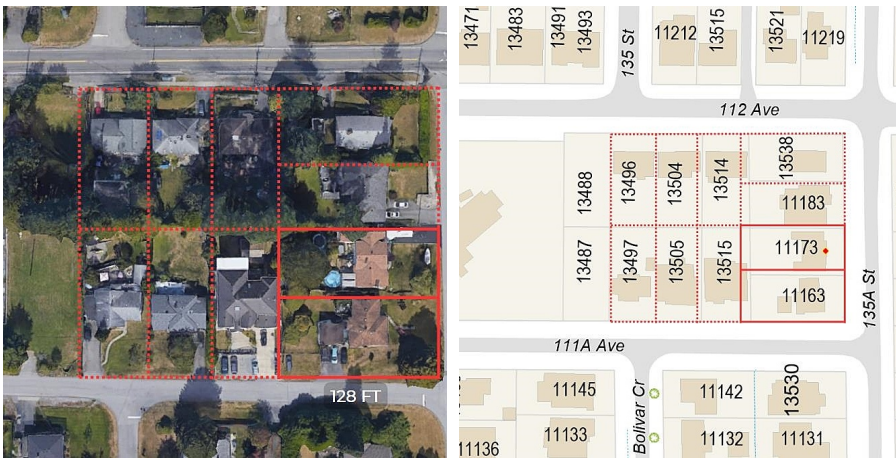


11173 135a Street, Surrey

\$1,959,000



Development opportunity in Bolivar Heights, Surrey, perfectly positioned for transit-oriented development (TOD). Located less than 1km from the Gateway SkyTrain Station, this site exemplifies the principles of TOD, offering exceptional accessibility and convenience. Gateway Station ensures seamless connectivity for residents, making car-free travel to the Central Business District and other parts of Surrey a reality. This prime location is set to benefit from the provincial Min. Allowable Density Framework, promoting higher residential densities around transit hubs. Tier 3 (400-800m) allow for a min 3.0 FAR and up to 8 storey. This combo of TOD benefits and lifestyle amenities makes Bolivar Heights an exceptional choice for developers looking to create a thriving and sustainable community.

KEY INFORMATION

MLS® R2892998

Residential Detached

Bolivar Heights

3 Bedrooms

2 Bathrooms

1,946 SF

8,064 SF Lot

FEATURES

Year Built: 1955

Views: City, Fraser River, Mountain

Listed By: RE/MAX Real Estate Services