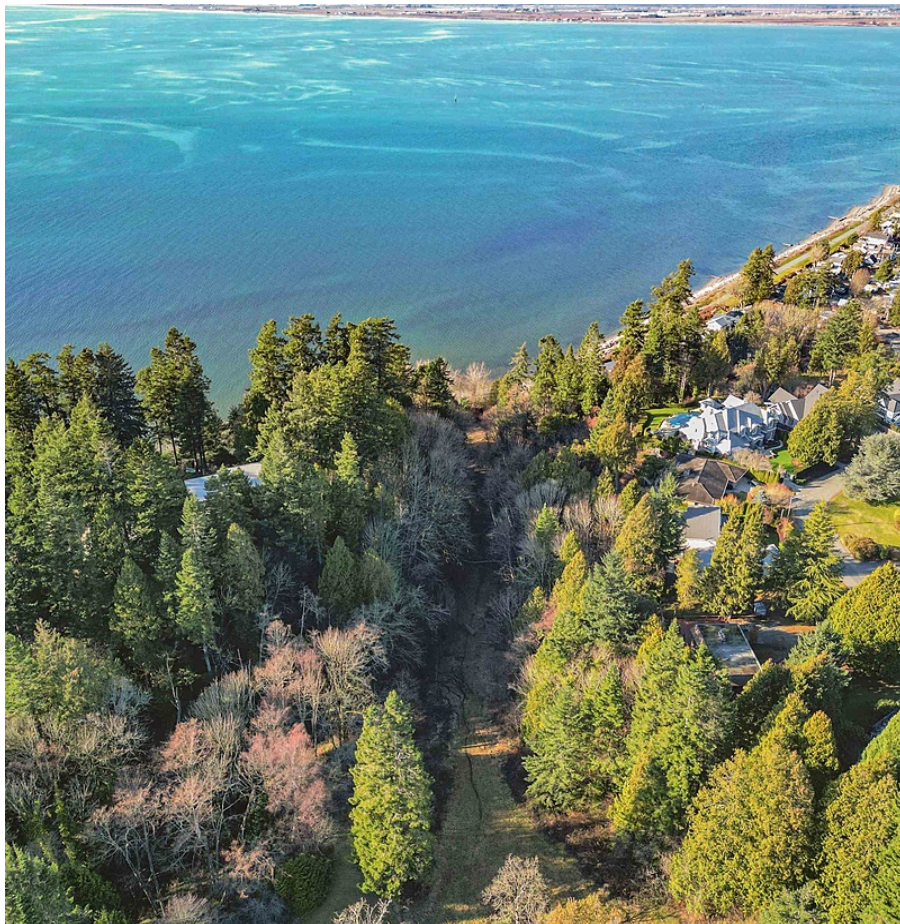


# 2489 123a Street, Surrey

\$8,900,000



ESTATE SALE: approved 6 lot subdivision with site area of approximately 3.6 acres. Bordered by Christopherson Road & Sunset Park to the West, 123A to the East and homes fronting Seacrest Drive to the North. The topography of the site dictates a low density of 6 RD lots ranging from sizes of 7,244 sq ft with two large lots of 34,000 and 65,000 sq ft, These two oversize lots have private trail access to Crescent Beach via Sunset Park. This site provides the creative builder with one of the most unique opportunities in the Greater Vancouver market area. The subdivision is approved with all engineering complete. Forecast Retail Value of \$12 M, estimated construction cost of servicing is \$1.6 M. Financing available for pre qualified purchasers.

## KEY INFORMATION

MLS® R2932596

Land Only

Crescent Beach

0 Bedrooms

0 Bathrooms

0 SF

169,236 SF Lot

## FEATURES

Views: partial ocean view

Listed By: Hugh & McKinnon Realty Ltd.