

# 11961 97a Avenue, Surrey

\$2,998,000



Developer and Investor Alert! Prime development potential in North Surrey! A rare find in Surrey with ~ 200 foot frontage! Potential subdivision for 4 R3 zoned 5,000 sf homes (previously subdivided). Property within a Frequent Bus Stop Area (FBSA) that may allow for up to 6 dwelling units per lot with no parking requirements. Buyer to perform due diligence, confirm zoning and feasibility with City of Surrey. An excellent opportunity in a rapidly growing area. The property includes a 2,800 sf 5 bedroom home for rental income while you plan your development.

## KEY INFORMATION

MLS® R2943261  
Residential Detached  
Royal Heights  
5 Bedrooms  
3 Bathrooms  
2,800 SF  
26,400 SF Lot



## FEATURES

Year Built: 1968  
Views: City  
Listed By: RE/MAX Colonial Pacific Realty

