

1704 160TH STREET

SURREY, BC

IPG

STONEHAUS
REALTY

For Sale

Wood Frame Development Site

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DETAILS

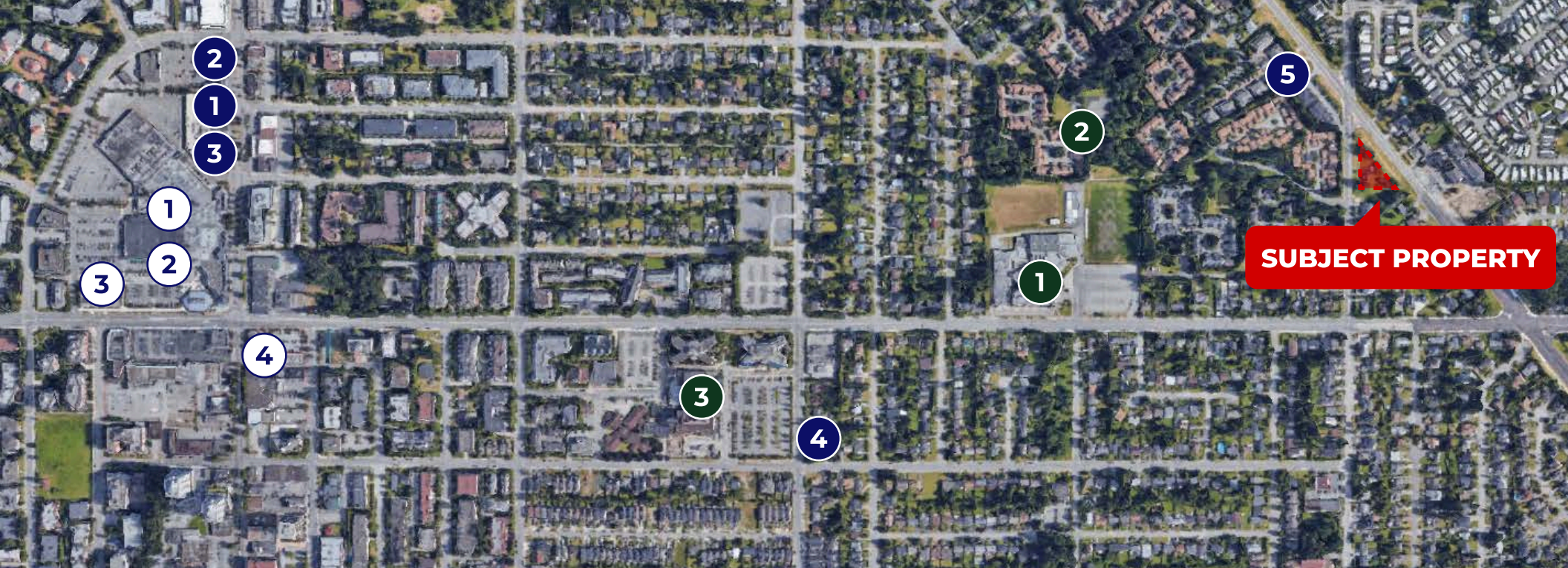
CIVIC ADDRESS	1704 160 St Surrey, BC, V4A 4X2
PID	013-193-988
NCP	King George Hwy Corridor
LOT SIZE	24,839 sqft.
TOTAL BUILDABLE SIZE	40,375 sqft.
ASSESSMENT (2025)	\$2,864,000
PROPERTY TAX (2024)	\$9,550.84
PRICE	Contact Agent

OPPORTUNITY

Iconic Properties Group proudly presents 1704 160 Street, Surrey, BC, a 24,839 sqft. lot located in the heart of the rapidly growing Sunnyside neighbourhood. This prime piece of land is perfectly suited for a variety of development opportunities, offering excellent visibility, accessibility, and proximity to major roads, transit, and essential amenities.

With generous lot dimensions and high-traffic exposure, this property provides a solid foundation for developers and investors looking to create a high-value asset. The surrounding neighborhood is undergoing significant growth, making this an ideal location for a mixed-use, residential, or commercial development that enhances the vibrancy of the area. Whether you're envisioning a rental housing project, retail spaces, or a combination of both, this site offers unlimited potential for a forward-thinking investment in one of Surrey's most desirable corridors.





NEARBY AMENITIES

FOOD & DRINK

- 1 Subway
- 2 McDonald's
- 3 Tim Hortons
- 4 Freshslice Pizza
- 5 The Roadhouse Grille

 BUS STOP

SHOPS & SERVICES

- 1 Semiahmoo Shopping Centre
- 2 Save-On-Foods
- 3 Shoppers Drug Mart
- 4 RBC Royal Bank

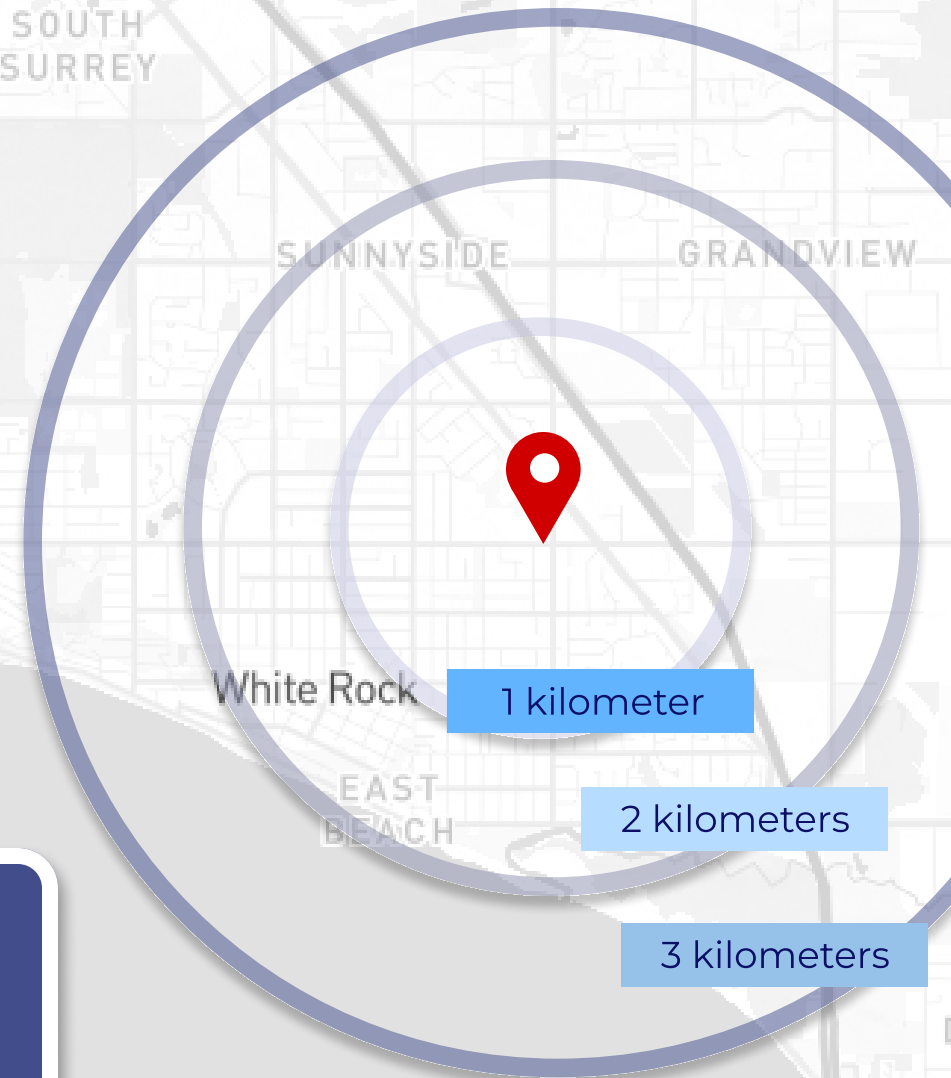
SCHOOLS, PARKS & HOSPITALS

- 1 Earl Marriott Secondary School
- 2 Alderwood Park
- 3 Peace Arch Hospital

DEMOGRAPHICS

The King George Corridor in South Surrey is a growing, diverse community attracting families, young professionals, and retirees. With a mix of urban convenience and suburban appeal, the area has a steadily increasing population and strong demand for housing and retail space.

With high homeownership rates and a multicultural population, the neighborhood thrives economically. Easy access to transit, retail, and recreation makes it a prime location for mixed-use development, catering to both residents and businesses.



	1 km	2 km	3 km
Population (2024)	9,628	49,427	77,403
Population (2029)	10,201	56,591	87,417
Projected Annual Growth (2024-2029)	1.16%	2.74%	2.46%
Median Age	44.6	46.4	46.3
Average Household Income (2024)	\$124,749	\$120,986	\$126,895
Average Persons Per Household	3	3	3

PLANNED DEVELOPMENT

The proposed four-story mixed-use development is at the 4th reading stage in its approval process. This project aims to transform the site into a modern hub blending residential living with commercial activity, creating a vibrant, self-sustaining community.

The upper three floors will house 27 contemporary residential units, designed for modern urban dwellers. These units will offer spacious living spaces with a focus on natural light, open floor plans, and high-quality materials for comfort and style.

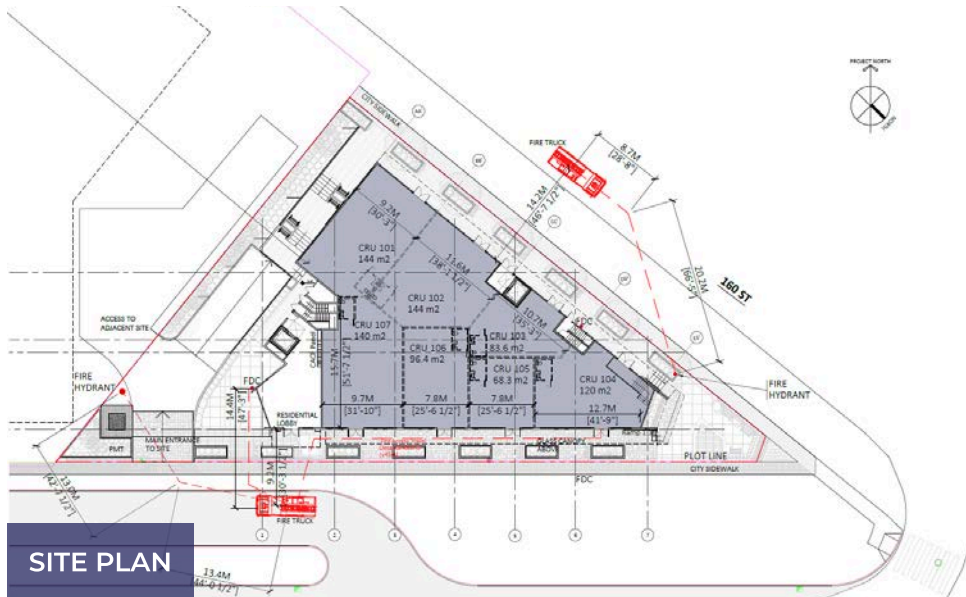
On the ground level, the development will feature seven commercial retail units (CRUs) totaling 8,420 sqft., offering prime space for businesses in a high-traffic area. These retail spaces will cater to cafes, restaurants, and boutiques, bringing new opportunities for local entrepreneurs and contributing to a dynamic, walkable community with essential services and leisure experiences.

To support residents, visitors, and commercial patrons, the development will include two levels of underground parking, ensuring ample, secure parking for all users. Designed with modern security features and sustainability in mind, this parking will provide a hassle-free experience.

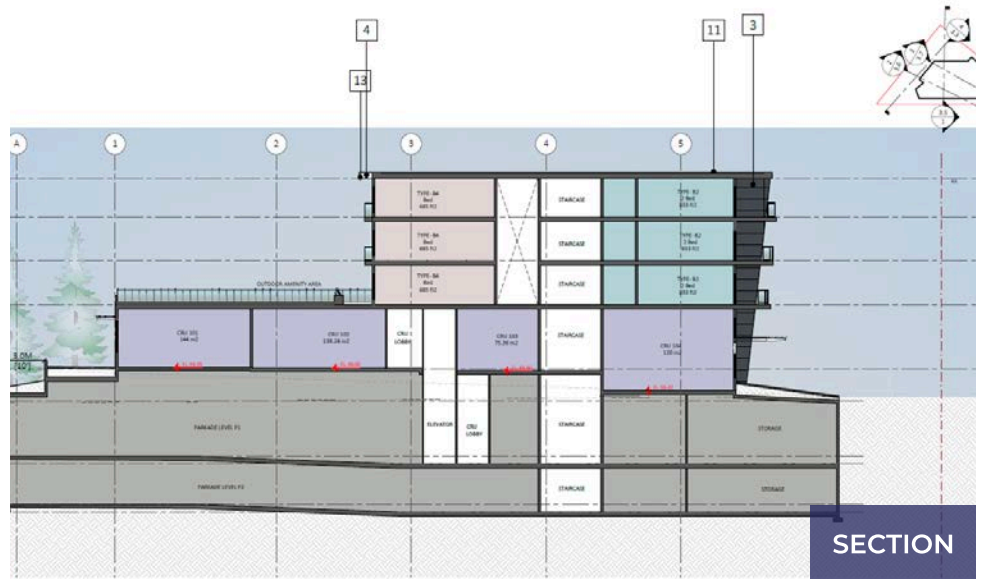
In summary, this mixed-use development combines residential comfort, commercial convenience, and sustainable living to contribute to the vitality and growth of the neighborhood.



PLANNED DEVELOPMENT



SITE PLAN



SECTION



PLAN LAYOUT - LEVEL 2



TYPE A1



TYPE B2

UNIT PLAN LAYOUTS



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