

IPG

**ICONIC
PROPERTIES
GROUP**

COMMERCIAL

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**7088 128 STREET
SURREY, BC**

**Personal Real Estate Corporation*

RE/MAX COMMERCIAL ADVANTAGE



OPPORTUNITY

Iconic Properties Group is pleased to present this rental-purposed project named the “Elveden”. The site currently has a development permit for 30,000 sqft and over 4 storeys of mixed used development. With this, the “Elveden” would consist of 26 elegant units ranging from 1 to 3 bedroom rental homes. Furthermore, it could contain commercial units ranging from 631 - 2,962 sqft. To note, there has been a recent increase in density of 2.0 FSR. Total buildable is now over 49,000 sqft which should allow for an additional 10-14 units over 5 stories. Being located only a few minutes away from Kwantlen College and its development potential, this is an incredible investment opportunity!

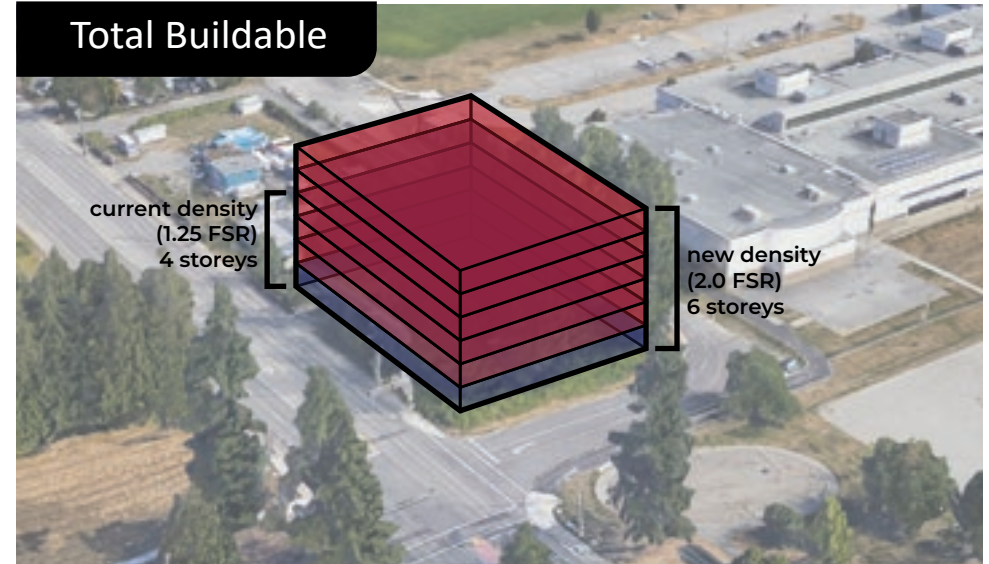
PROPERTY DETAILS

NEW CIVIC ADDRESS	7088 128 Street, Surrey, BC
OLD CIVIC ADDRESS	7070, 7080, 7090 128 St, Surrey, BC
7070 128ST PID 7080 128 ST 7090 128ST	010-176-799 008-055-149 002-367-521
LAND SIZE	8,257 SQFT X 3
TOTAL LAND SIZE	24,771 SQFT
ZONING	CD
DENSITY (NEW) (OLD)	2.0 FSR 1.25 FSR
TOTAL BUILDABLE	49,542 SQFT
PROPOSED FLOORS	1 STOREY COMMERCIAL 6 STORIES RESIDENTIAL

Subject Properties



Total Buildable



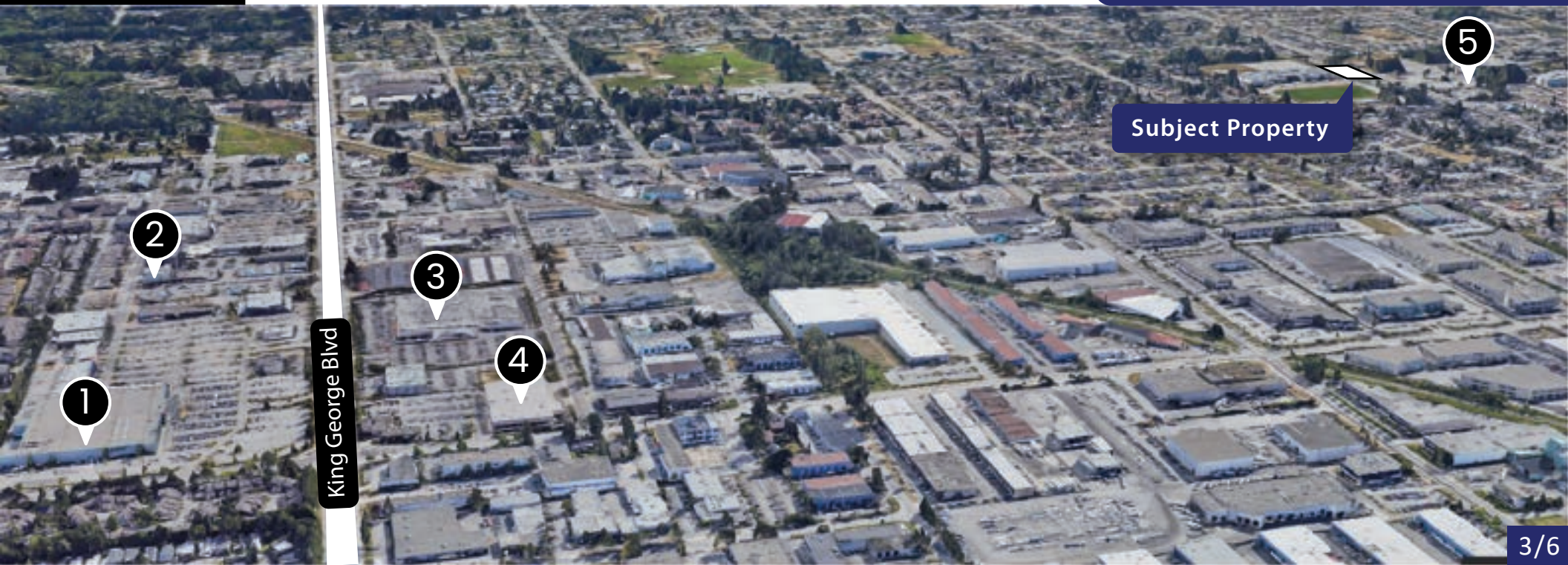
LOCATION

Located on 128 Street, near 72 Avenue, the Elveden is situated in the center of schools, parks, shopping and all other daily needs.

Transit is easy with buses providing frequent service to the King George, Surrey Central, and Scott Road Skytrain stations, connecting you to Richmond, Burnaby, and Downtown Vancouver. This multi-family, mixed use development is situated right in the middle of King's Cross and Strawberry Hill Shopping Centres, and with many residential homes nearby, it is sure to result in heavy foot traffic and great visibility for the street level shops.

- 1 Real Canadian Super Store
- 2 King's Cross Shopping Centre
- 3 Costco Wholesale
- 4 Canadian Tire
- 5 Kwantlen Polytechnic University

Bird Eye View



Corner View Render



Kitchen Render



Livingroom Render



Building Render



98,045
VEHICLES PER DAY

Along the South end of Alex Fraser Bridge

Walk Score
59

Transit Score
56

Bike Score
78

Plan A

1 BEDROOM, 1 BATHROOM
535 SQFT



Plan D

2 BEDROOM, 2 BATHROOM
877 SQFT



Plan E

3 BEDROOM, 2 BATHROOM
957 SQFT

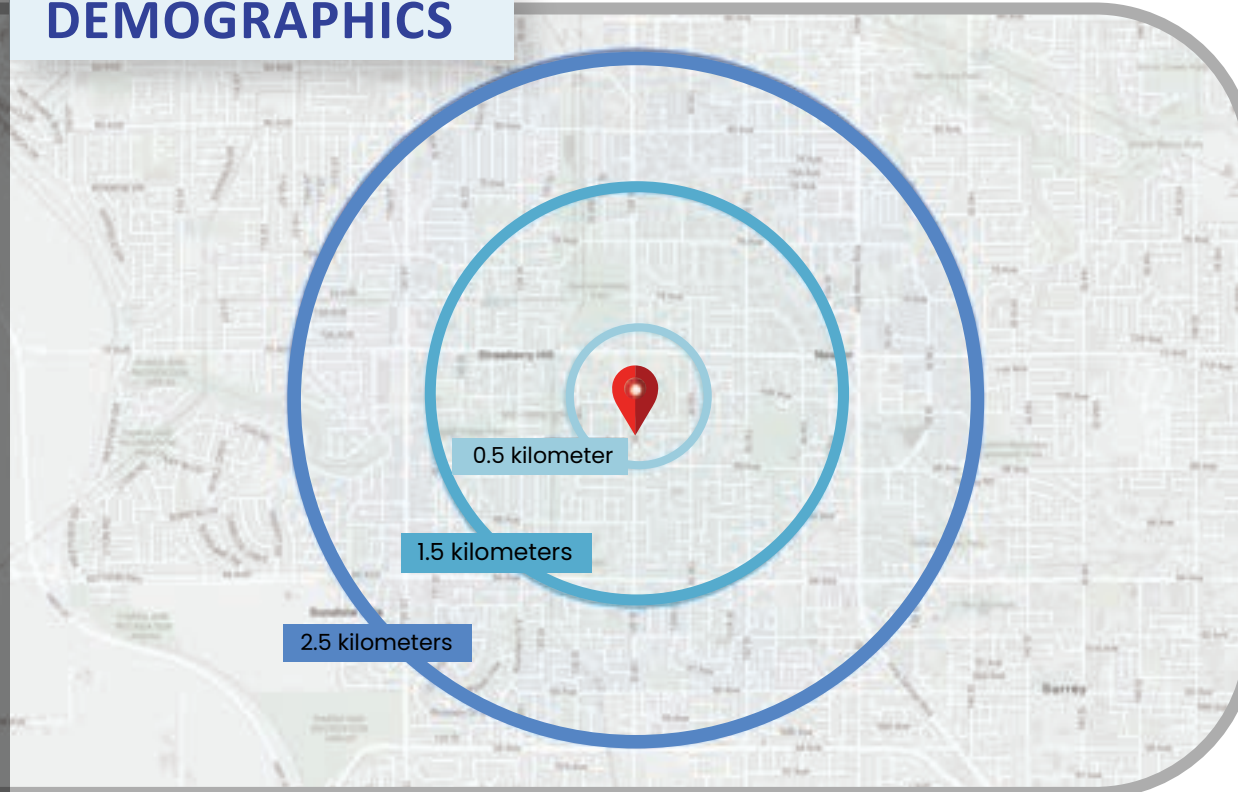


Plan F

3 BEDROOM, 2 BATHROOM
990 SQFT



DEMOGRAPHICS



5
Restaurants



3
Grocery



4
Cafés



4
Schools



8
Personal Services



4
Childcare

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	0.5 km	1.5 km	2.5 km
Population (2021)	4,417	18,515	57,182
Population (2025)	4,546	19,589	59,017
Projected Annual Growth (2021 - 2025)	2.9%	5.8%	3.2%
Median Age	35.6	34.5	35.7
Average Household Income	\$102,845	\$104,760	\$104,861
Average Persons Per Household	3.8	4.0	3.6