



THE CAMELOT

POWERED BY STRATA GONE



StrataGone.com

NEW MASTER PLANNED COMMUNITY

DEVELOPMENT OPPORTUNITY

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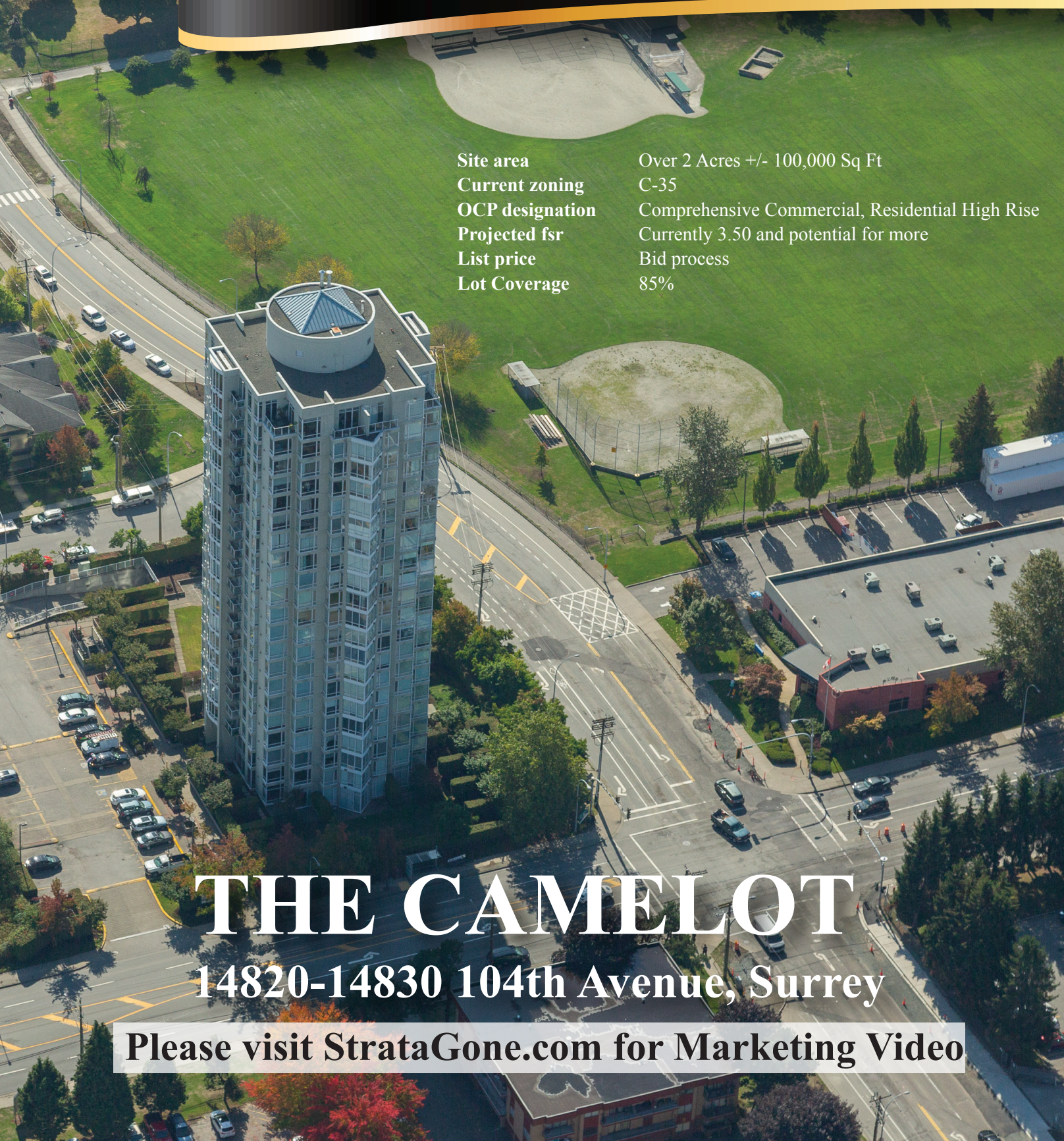
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Site area	Over 2 Acres +/- 100,000 Sq Ft
Current zoning	C-35
OCP designation	Comprehensive Commercial, Residential High Rise
Projected fsr	Currently 3.50 and potential for more
List price	Bid process
Lot Coverage	85%

THE CAMELOT

14820-14830 104th Avenue, Surrey

Please visit StrataGone.com for Marketing Video

THE OFFERING

On behalf of the owners of the Strata Corporation LMS 1781 (collectively the “Vendor”), Sutton Group 1st West (the “Agent”) is pleased to offer for sale 14820-14830 104th Ave, Surrey, BC (the “Property”).

Covering an expansive 100,000 Sq./ Ft site, existing improvements include 100 stratified apartment units. The site is exceptionally located, 2 blocks away from Guildford Mall and minutes from the Trans Canada Highway and City Center in Surrey. The Property is a trophy redevelopment opportunity for a Purchaser to construct a high-end, multi-phase, master planned community comprised of multiple building forms.

THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 100 strata lots and common property comprising Strata Plan LMS 1781 plus the adjacent lot is subject to the provisions of the Strata Property Act. All prospective purchasers will be advised of an offer submission date after an initial marketing period.

SUBMISSION GUIDELINES

The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent (the form of which will be provided upon request) that addresses the requirements below:

1. Purchase Price and confirmation of the deposit's payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an “as-is” basis

BID SUBMISSIONS DATE

As per the instruction of the Strata Corporation, offers will be considered through LOI upon receipt.



PROPERTY SUMMARY

ADDRESS	14820-14830 104th Ave, Surrey
YEAR BUILT	1994
CURRENT IMPROVEMENTS	100 Stratified Units
SITE SIZE & DIMENSIONS	2 Acres (Approx)*
EXISTING BUILDING AREA	100,000 SF (Approx)*
	95,466 SF (Approx)*

*All measurements are approx. & Subject to verification by the Purchaser

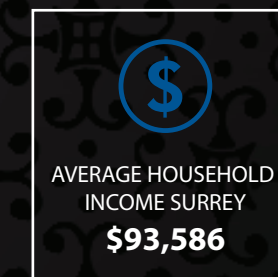
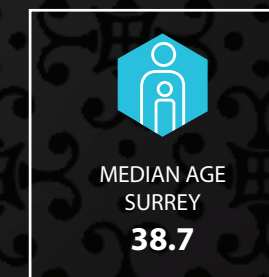
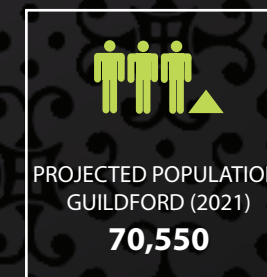
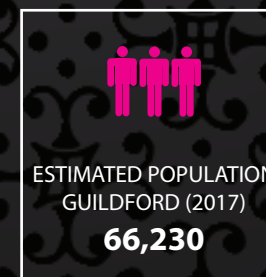
CURRENT ZONING	C-35
OCP LAND USE DESIGNATION	Multiple Residential comprehensive commercial projects
CURRENT FSR	3.5 and potential for more
LIST PRICE	BID PROCESS

LOCATION OVERVIEW

The offering provides an exceptional opportunity to acquire a large scale trophy redevelopment site, currently improved with a Highrise complex comprising 100 apartment units.

The property sits on an expansive plus 2 acre (100,000 SF) site located on the corner of 104th Ave and 148th St in the heart of Guildford Town Center only 2 blocks from Guildford Mall and minute from City Center master planned community. The property features easy access to Trans Canada Highway and on the new proposed LRT line. First phase planning to be focused on a portion of the L line specifically along the 104 Avenue corridor.

This site benefits from unparalleled exposure to both vehicle and pedestrian traffic, with approximately 435 feet of frontage along 104th Ave to the north and approximately 235 feet of frontage along 148th St to the West. The redevelopment of the Subject Property into a multi-phase, master planned community would enhance and significantly contribute to the current limited housing options in Metro Vancouver.



CONNECTIVITY



EASY CONNECTION TO NO
1 HIGHWAY (4 MINUTES) AND
FRASER HIGHWAY (8 MINUTES)



LOCATED NEAR A MAJOR TRANSIT
ROUTE PROVIDING ACCESS TO
MOST METRO VANCOUVER
MUNICIPALITIES



QUICK ACCESS TO DOWNTOWN
AND METRO VANCOUVER VIA
THE SKYTRAIN EXPO LINE



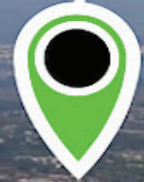
NUMEROUS PARKS, TRAILS,
RECREATIONAL FACILITIES,
AND SHOPPING CENTERS
LOCATED IN GUILDFORD AREA

SURREY CENTRAL

CAMELOT MARKETING PROJECT

KING GEORGE BLVD

104TH AVE



OFFICIAL COMMUNITY PLAN

The Multiple Residential designation is to support Higher density residential development including local, neighbourhood-serving commercial and community uses. These higher density neighbourhoods are typically located adjacent to COMMERCIAL, TOWN CENTRE OR CENTRAL BUSINESS DISTRICT designations to support the vitality of these areas or along frequent transit Corridors.

City of Surrey is actively working on developing a new Official Community Plan for Guildford Town Center, cooperating with the LRT line. This effort is to develop plans for Guildford Town Centre and for those portions of the 104 Avenue corridor between City Centre and the Trans-Canada Highway that are without a detailed land use plan. It is proposed that a single planning process be undertaken which will result in the simultaneous preparation of three plans:

The first phase of which was to review and update the Town Centre Plans for Newton Town Centre, Cloverdale Town Centre, and Fleetwood Town Centre. Work on these planning processes is well advanced.

The second phase of the Program was to include development of a brand-new plan for Guildford Town Centre which has long been without a detailed land use plan. With work on another major planning process nearing completion, staff will soon have the capacity to undertake a planning process for Guildford Town Centre and the 104 Avenue corridor.

According to the OCP, Town Centres are intended to be the primary commercial and activity centre for each of Surrey's communities, and the location of higher density residential development.

Indeed, Guildford Town Centre is second only to City Centre as a focus of commercial and multiple residential developments in Surrey. After City Centre and the Town Centres, FTDAs are intended to be a secondary focus of higher density development and constitute areas that are well served by transit. Finally, infill areas are locations that are suitable for a moderate degree of intensification.

Rental potential at 6% Cap Rate:

As housing prices rise, there are a growing number of middle-income earners who cannot make the transition from renting to owning. Vacancy rates are at an all-time low in Surrey, and there is an increasing gap between owning a house and incomes. In the absence of new rental housing supply, both the City of Surrey and the Metro Vancouver region as a whole are likely to continue to experience on-going rental increase into the foreseeable future.

According to the city of Surrey market rental report: Condo apartments rented by owners make up approximately 25% of Surrey's rental stock. These units are usually smaller, with higher rents. As of October of 2018 the Vacancy rate estimated by CMHC Rental Market Survey was at .4% which is one of the lowest in the Greater Vancouver area.

The Camelot features 95,466 sellable Sq/Ft which at the current market rental rate and calculating for 20% operating cost will yield over 6% cap rate for investors.

Appendix "I"

General Locations of Proposed 104 Avenue Corridor Planning Areas



DEVELOPMENT POTENTIAL AND VISION.

Camelot is located within the Guildford Town Center Neighborhood Plan Area which is envisioned as a transit-oriented and pedestrian/biker friendly community. This area will be made up of a combination of residential and mixed-use buildings, comprising of housing forms that range from low-rise apartments to high-rise residential and commercial towers. The City's vision is to have ground-oriented amenities/shops and Light Rail Transit to be servicing the increased number of residents to create a vibrant community in Guildford.

Compared to the rest of Surrey, the Subject Property is one of the more "development ready" sites due to the various roadways providing access to the Property.

A developer will have the opportunity to develop high-density developments along 104th Ave while taking advantage of the great rental income from the existing 100-unit Highrise complex (LMS 1781). The redevelopment of this site is an exciting and extremely rare opportunity to be recognized the **FRONT RUNNER** in the upcoming Guildford Town Center master plan community.



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