Rachel Gibb
Real Estate Advisor

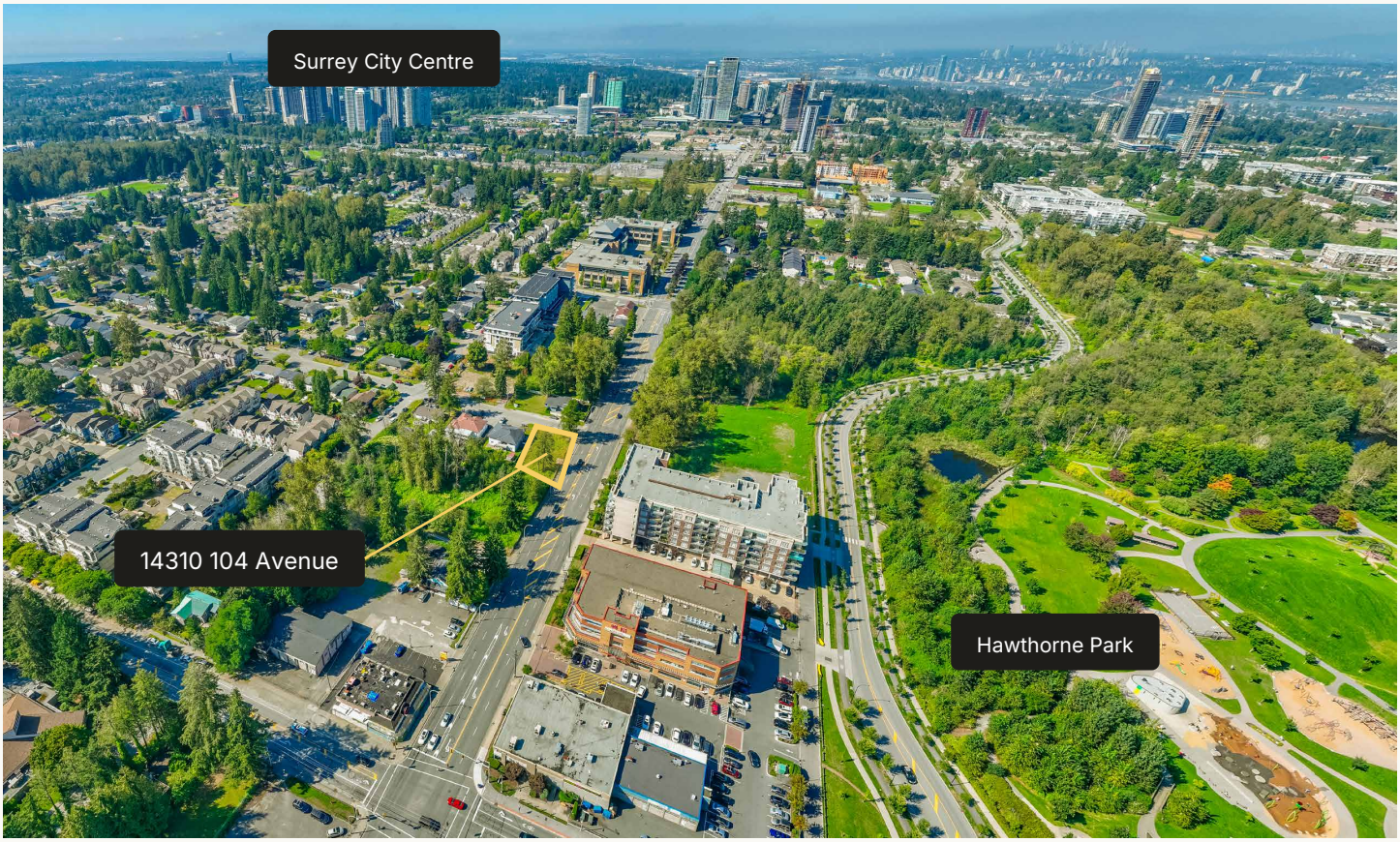
eXp COMMERCIAL

Court-ordered sale

14310 104 Avenue

Guildford, Surrey, BC V3T 1Y2

A corner parcel on the 104 Avenue corridor



Historical aerial. Highlight is approximate and is not a legal survey.

$1,298,000
Asking price

6,893 sq ft
Lot area, approx.*

C-35
Downtown Commercial

Sold as-is, where-is. Every offer is subject to Supreme Court of British Columbia approval and must include the court sale Schedule A. Buyer pays applicable GST.

14310 104 Avenue

Property overview & development potential



Historical aerial. Approximate parcel outline; not a legal plan.

Lot area*

6,893 sq ft / 0.16 ac

Frontage (approx.)

105 ft on 104 Avenue
73 ft on 143 Street

PID

002-370-921

Title

Freehold, non-strata

The opportunity

A vacant corner lot with exposure along 104 Avenue and access from 143 Street. The location offers neighbourhood retail, park access and connections between Guildford and Surrey City Centre.

Planning framework

Current OCP designation: Low-Rise II (LOW2). Surrey Planning confirms the June 2026 OCP supersedes the former Guildford Plan land-use designation. Commercial and mixed-use development is contemplated.

Location highlights

Corner frontage on two streets.
Hawthorne Park nearby.
Guildford shopping and services to the east.
R1 RapidBus on 104 Avenue connects to Surrey Central and King George stations.

Density and site requirements

C-35 permits maximum 3.50 FAR / FSR; residential floor area is limited to 67%. Road dedication is anticipated, with extent subject to development review. Buyer to verify achievable floor area, parking, access and survey area with the City and professional advisors.

Request the property information package

Rachel Gibb | Real Estate Advisor, eXp Realty

Luxury Certified, CCIM Member Candidate

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View the listing and request documents at rachelgibbrealtor.ca

*Lot area is approximately 6,893 sq ft per City of Surrey COSMOS mapping; BC Assessment records 7,728 sq ft. All areas, dimensions and potential density require independent verification. No standalone design or permit approval is represented. No property disclosure statement.

Sources: Surrey Planning written response, Wendy Lee, Oct 20, 2026; price updated Oct 16, 2026 per listing agent; BC Assessment listed area; COSMOS report Aug 12, 2026; TransLink R1 information. Historical aerial from supplied assembly brochure; conditions may have changed.