

BUILDING BROCHURE

FRASER GATE - 9763 140TH BUILDING

9763 140th St. · Surrey, BC V3T 4M4 · Whalley



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4 FOR SALE
FROM \$499,999

2 SOLD · 12 MO
\$535,000–\$550,000



Unit Mix

1 Bedroom

2 units
841 – 886 sf
from \$393,000

2 Bedroom

51 units
878 – 1,082 sf
from \$371,000

3 Bedroom

1 unit
1,221 – 1,221 sf
from \$665,000

For Sale in Fraser Gate - 9763 140th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$570,000	2 / 2	1051 sf	\$542	313 9763 140 STREET
\$565,000	2 / 2	1056 sf	\$535	306 9763 140 STREET
\$525,000	2 / 2	1029 sf	\$510	206 9763 140 STREET
\$499,999	2 / 2	956 sf	\$523	102 9765 140 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$535,000	2 / 2ba	1066 sf	\$502	2026-02-15
\$550,000	2 / 2ba	1067 sf	\$515	2025-11-02
\$499,000	2 / 2ba	1011 sf	\$494	2025-09-04
\$530,000	2 / 2ba	1065 sf	\$498	2025-04-08

Value & Financing

Price Positioning

\$528 /sq ft

Active listings here average \$528/sf vs \$727/sf across Whalley.

27% below area average

Mortgage Snapshot

\$2,395 /mo

Entry price (from) **\$499,999**

20% down payment **\$100,000**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1992	LEVELS 3	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS438	MANAGEMENT Houghton Holding Ltd.

Overview

Fraser Gate - 9763 140 Street Surrey, BC V3T 5S4, LMS438 - Located in a desirable area of North Surrey on 140 Street and Fraser Highway. Fraser Gate is a low-rise building with three levels and offers 129 homes built in 1993 that are professionally managed. This is a convenient location just

minutes away from bus stops, SkyTrain stations, SFU, Central City Shopping Centre, Surrey Public Library, restaurants, coffe shops, Shoppers Drug Mart, London Drugs, Surrey Memorial Hospital, Green Timbers Urban Forest Park, recreation and much more! Direct access to major transportation routes, allows an easy commute to surrounding destinations. Most homes feature cozy gas fireplaces, large windows to brighten living spaces, spacious living areas, extra storage throughout, BBQ friendly decks and patio areas that overlook a beautiful courtyard with greenspace. Fraser Gate has recent updates including a new roof and fully rainscreened vinyl sidings. There are many amenities available to residents including a recreation centre, sauna, steam room, exercise room, clubhouse, and meeting rooms. Fraser Gate offers in-suite laundry, wheelchair access, secured underground parking for residents and visitors, a car wash station, a private courtyard with greenspace and a beautiful water fountain feature in-front of the building. Fraser Gate is made up of three buildings located at 9763, 9765 and 9767 140 Street. This complex is in a private setting offering condo living at its finest - Live at Fraser Gate!

Amenities & Features

- | | |
|--------------------|--------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Sauna/steam Room |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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