



FOR SALE

5252 201A Street, Langley, BC

Land Size: 12,708 SF



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501 - 889 Pender Street, Vancouver

PROPERTY DESCRIPTION

One of the largest properties in the neighbourhood, 5252 201A Street offers a rare opportunity to live, hold, or redevelop in the heart of Langley City. Sitting on a 12,708 sq. ft. lot with frontage on 201A Street and located just one property from 53 Avenue, this site is a key assembly piece with significant redevelopment potential. The property is designated Low Rise Residential (1.4–2.1 FAR) in the Langley City OCP and falls within the Nicomekl River District NCP “Sun Room” area, supporting 4–6 storeys of future development. Currently improved with an older home and month-to-month tenants, this property provides holding income while you plan your next move. An ideal location—steps to Nicomekl Elementary, close to shopping, services, parks, and just minutes from the future Surrey–Langley SkyTrain at Langley City Centre. Potential to assemble with neighbouring parcels.

PROPERTY HIGHLIGHTS

PRICE:
\$2,450,000

SALE TYPE:
ASSET

**ZONING: RS1 -
SINGLE FAMILY
RESIDENTIAL ZONE**

MLS NUMBER:
C8073067









User Generated Map



- Legend**
- Railway
 - Road Names
 - Watercourses
 - Class 1 or 2
 - Class 3 or 4
 - Right-of-Way
 - Lot Lines
 - Road Allowance
 - City Boundary
 - Property
 - OCPLand Use Designation
 - Agricultural
 - Downtown Commercial
 - Estate Residential
 - High-Density Residential
 - Industrial
 - Institutional
 - Low-Density Residential
 - Medium-Density Residential
 - Mixed Employment
 - Service Commercial
 - Urban Residential
 - 2018 Imagery
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

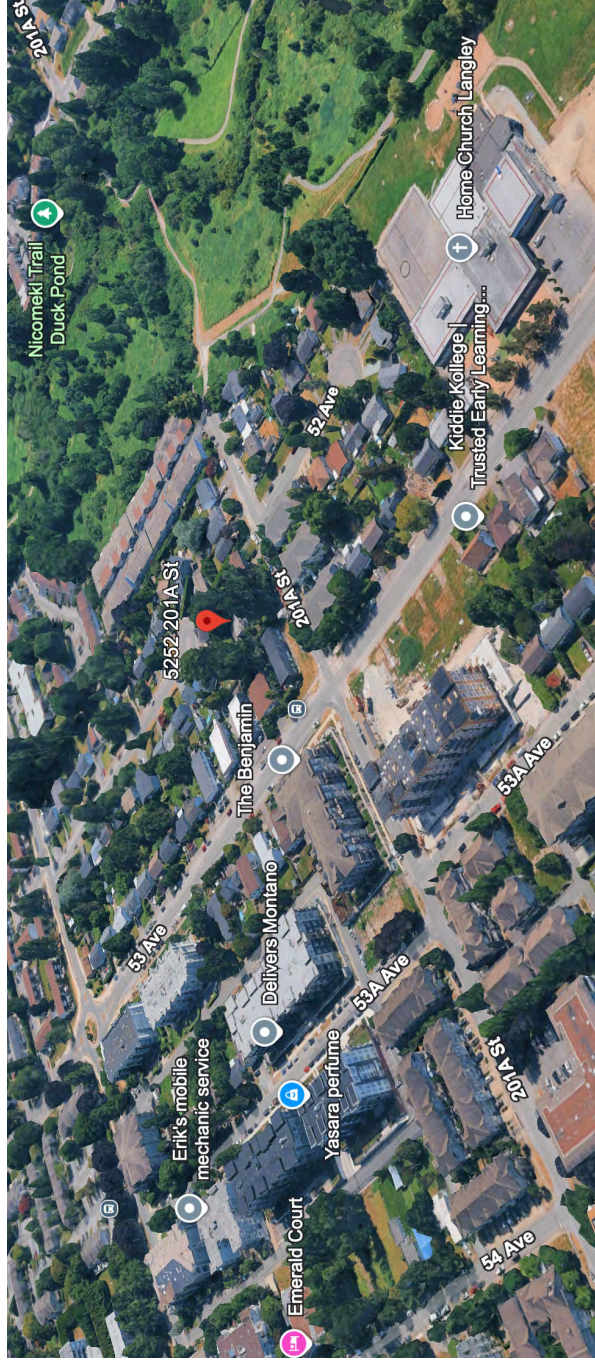


85.1 0 42.54 85.1 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

The City of Langley does not guarantee the accuracy or completeness of this information. Consequently, the City will not accept any responsibility for costs incurred as a result of errors, deficiencies, and/or omissions from this drawing/print. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. All as-built utility information must be

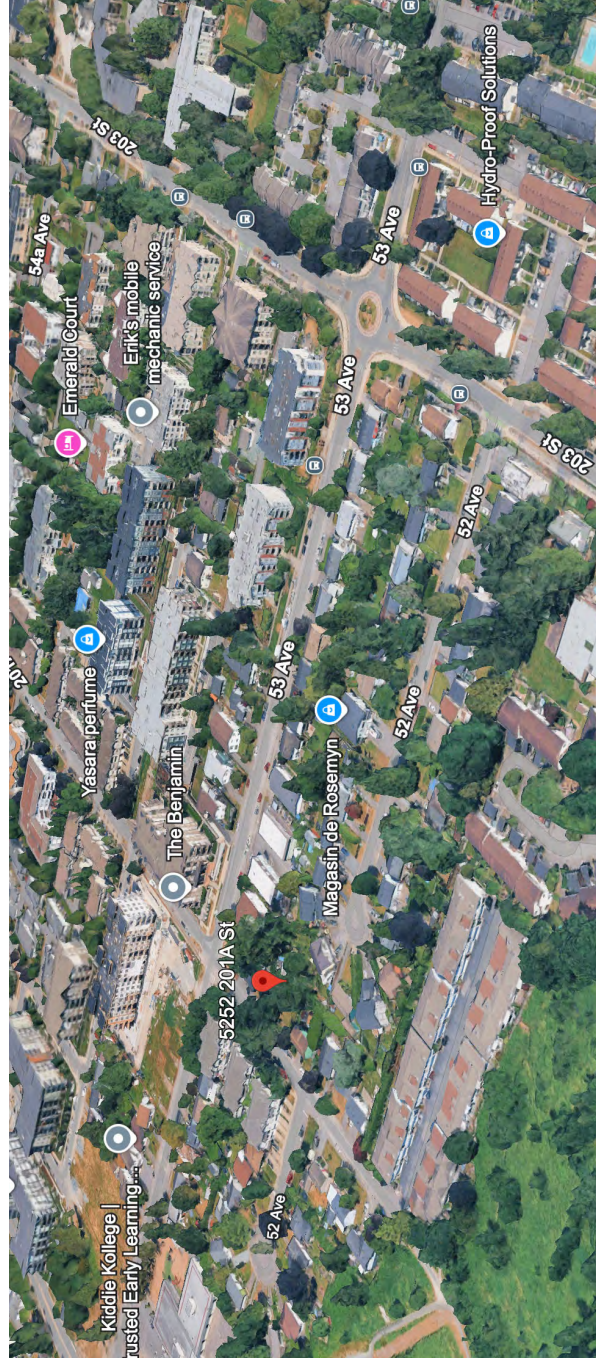
LOCATION - LANGLEY



REDEVELOPMENT
POTENTIAL: 12,708 SQ.
FT. LOT IN LANGLEY'S
"SUN ROOM" AREA
SUPPORTS 4-6
STOREYS (1.4-2.1 FAR).

PRIME LOCATION:
CLOSE TO SCHOOLS,
PARKS, SHOPPING,
AND FUTURE
SKYTRAIN.

HOLDING INCOME:
EXISTING HOME WITH
MONTH-TO-MONTH
TENANTS.





CONTACT US FOR MORE INFORMATION

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