

19613 & 19655 28TH AVENUE, LANGLEY
PRIME 4.39 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY

**FOR
SALE**



WILLIAM | WRIGHT

RE/MAX
BOZZ REALTY

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OVERVIEW

Prime 4.39 Acre industrial development opportunity in Brookwood's Booth NCP with 743 Feet of frontage. The site corresponds to M-1A and M-1B Service Industrial zones, allowing for a variety of uses including warehousing, distribution, indoor/outdoor storage, research and technology, restaurants, breweries/distilleries, and public works facilities. Flat and well-positioned, the property offers excellent flexibility for future development compatible with surrounding residential areas. May be sold together or individually.



Employment Land Designation



743 Feet of Frontage Along
28th Avenue



Adjacent To The Campbell
Heights Industrial Hub



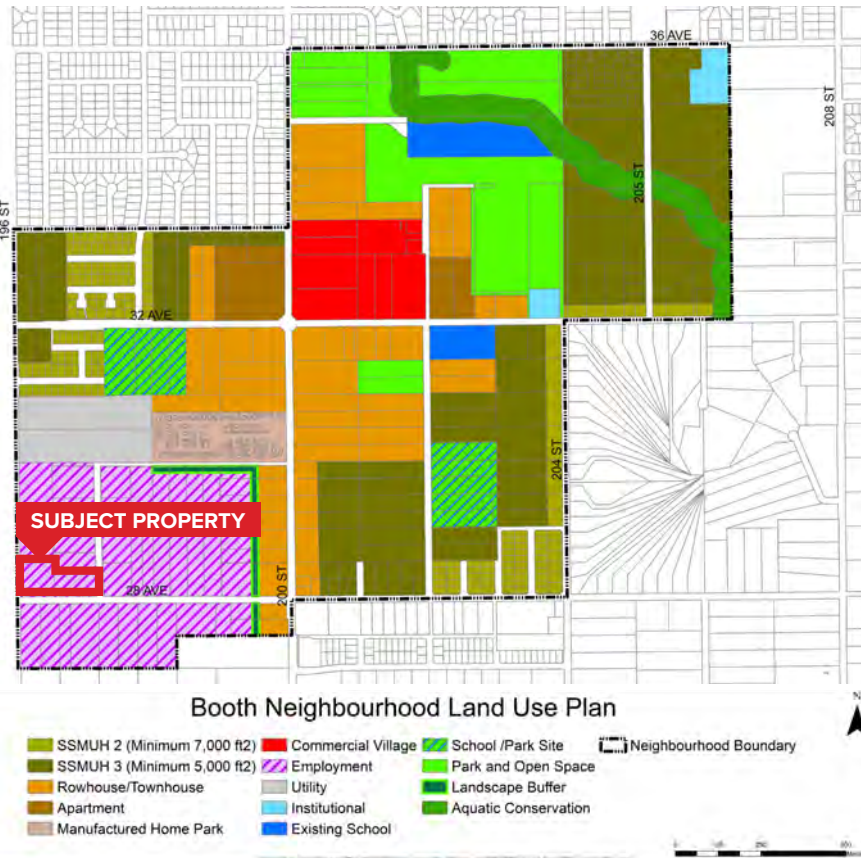
3 Road Frontages



PARCELS CAN BE BOUGHT INDIVIDUALLY OR TOGETHER

ADDRESS	19613 28th Avenue	19655 28th Avenue	Combined
CITY	Langley		
LEGAL DESCRIPTION	LOT 42, PLAN NWP59892, PART NE1/4, SECTION 22, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	LOT 48, PLAN NWP67646, PART NE1/4, SECTION 22, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	
PID	005-828-384	000-510-131	
SIZE	2.39 Acres	2 Acres	4.39 Acres
PROPERTY TAXES	\$21,862.45	\$16,522.15	\$38,384.60
ZONING	Employment Land		
PRICE	\$8,600,000.00	\$7,100,000.00	\$15,700,000.00





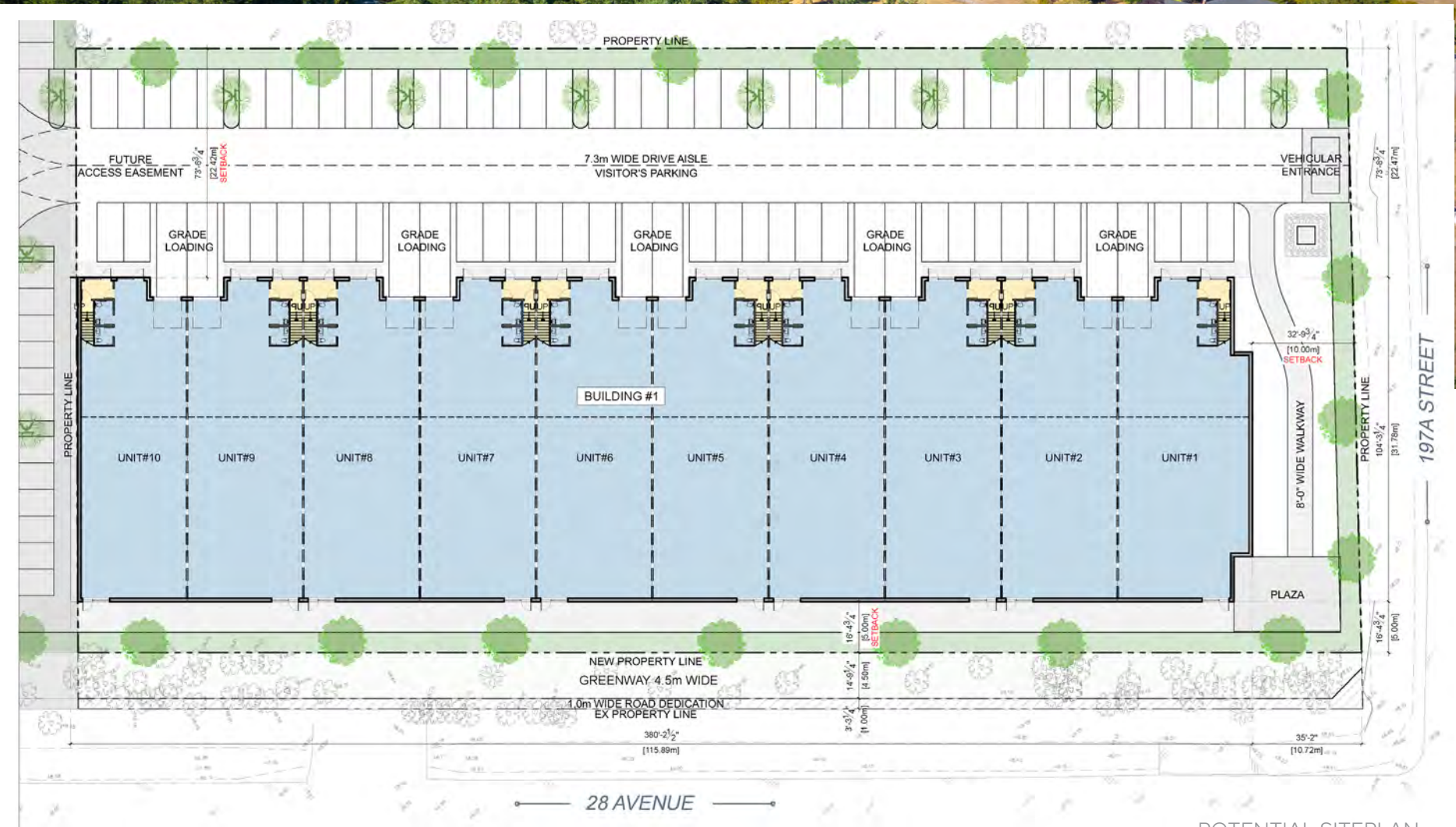
ZONING: EMPLOYMENT LAND USAGE

The Employment land use designation provides job opportunities for community residents. It provides for a mix of light industrial, warehousing and distribution uses designed in such a way to be compatible with nearby residential uses.

Employment Land Permit the following land uses:

- wholesale, warehouse, and distribution
- indoor and outdoor storage
- scientific and technical research
- information technology
- restaurants
- brewery or distillery
- public works yards, maintenance, and storage facilities





REZONING APPLICATION IN PLACE

The applicant for 19665 28th Avenue proposes to rezone property from Suburban Residential Zone (SR-2) to Service Industrial Zones (M-1A and M-1B) for the development of an industrial building.



LOCATION

Located in the south of the Township, Brookwood-Fernridge is noted for its abundance of parkland, trees, natural spaces and conservation areas. The community primarily features single family homes and is the location of the George Preston Recreation Centre, BMX bike track, skateboard park and an array of shopping opportunities.

METRO VANCOUVER POPULATION & DEMOGRAPHICS



Population
2,642,825



Population Growth
7.3%



Avg. Household Income
\$117,300



Employment Rate
60%



Brookwood-Fernridge Population
59,900

2021 Census Data

FOR MORE INFORMATION CONTACT

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