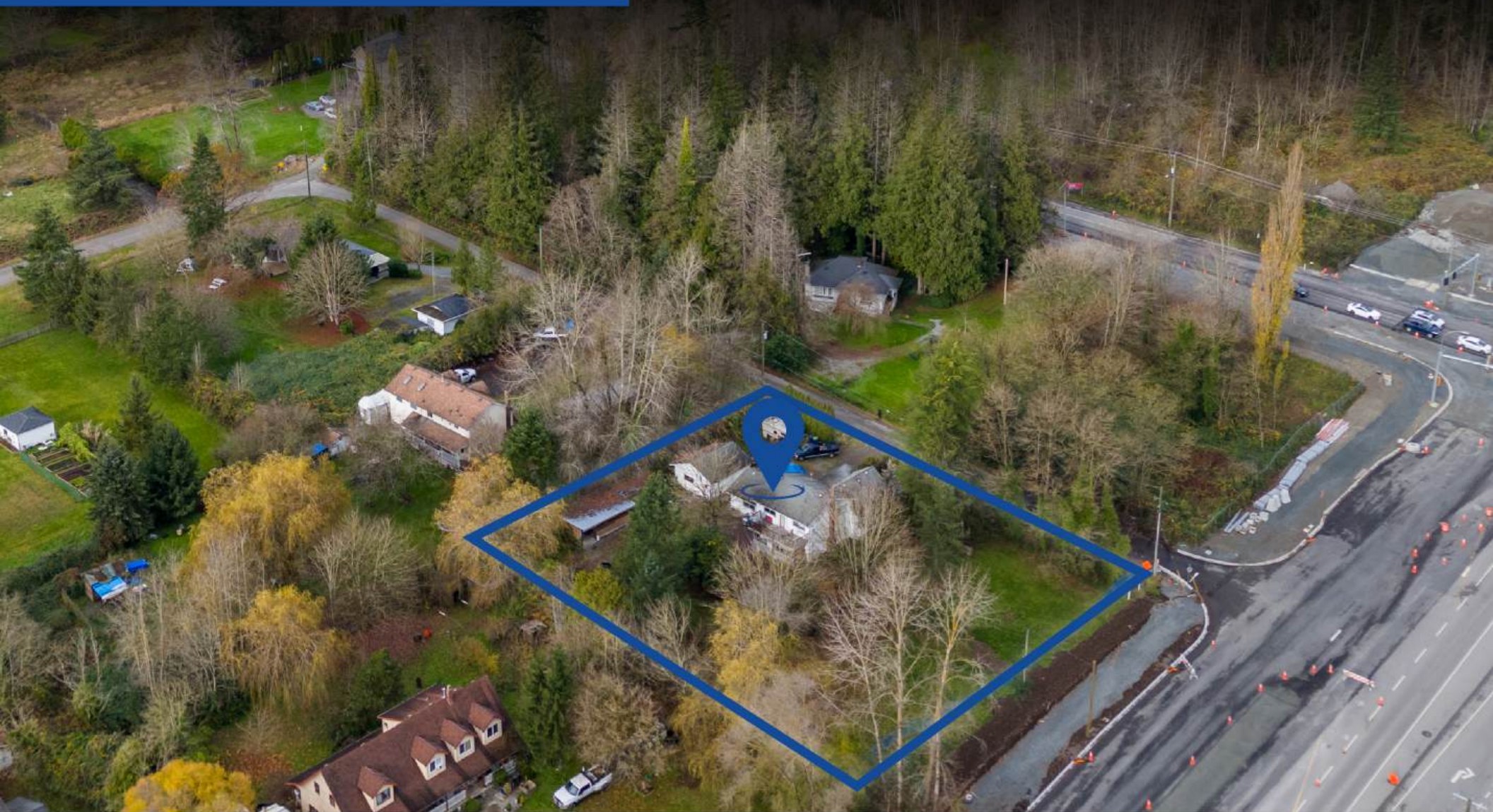


FOR SALE

0.92 Acre Condo Development Land

20788 71B Avenue

LANGLEY, BC



Sutton **ALLIANCE**
REAL ESTATE SERVICES

CENTURY 21.
Canada

TANVIR SOOCH
Personal Real Estate Corporation

604.726.4131
tanvirsooch.realtor@gmail.com

AMAN JODHAN
Personal Real Estate Corporation

604.807.8374
aman.jodhan@century21.ca

RAVINDER SOOCH
Personal Real Estate Corporation

604.617.0460
ravinder.sooch@gmail.com

Opportunity

Opportunity to acquire a prime 0.92 Acre Development Site in Langley, BC. Designated "Medium Density Apartment" in the NE Gordon NCP, with the potential for over 80 condo units. Several active development applications are underway in the nearby vicinity along with community infrastructure projects such as the Townships Smith Athletic Park, Secondary & High Schools. House on the property is currently tenanted, providing interim holding income. The site is generally flat with no watercourses. With the rapid growth of the Township of Langley this is a great opportunity for developers to build affordable options in a prime location.

Location

The Site is located on the west side of 208 Street and south of 72 Avenue in North Langley's Willoughby community. The Property offers convenient access to major transportation corridors (benefiting from ongoing 208 Street widening) and being less than 5 minutes from the main commercial heart of Langley while retaining a tranquil setting with close proximity to parks, schools and community amenities.

Zoning

SR-2

Property Taxes

\$11,139.67(2024)

Development Designation

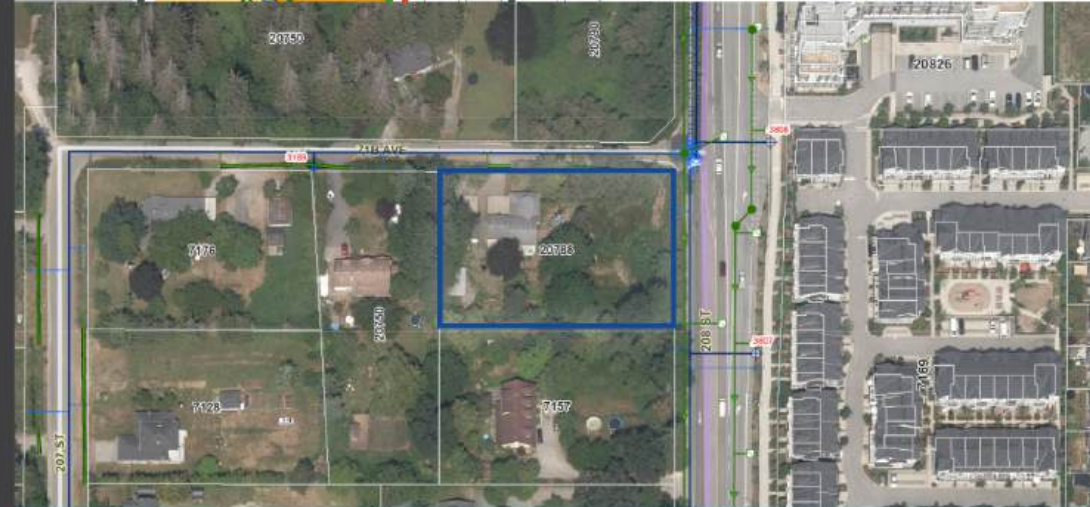
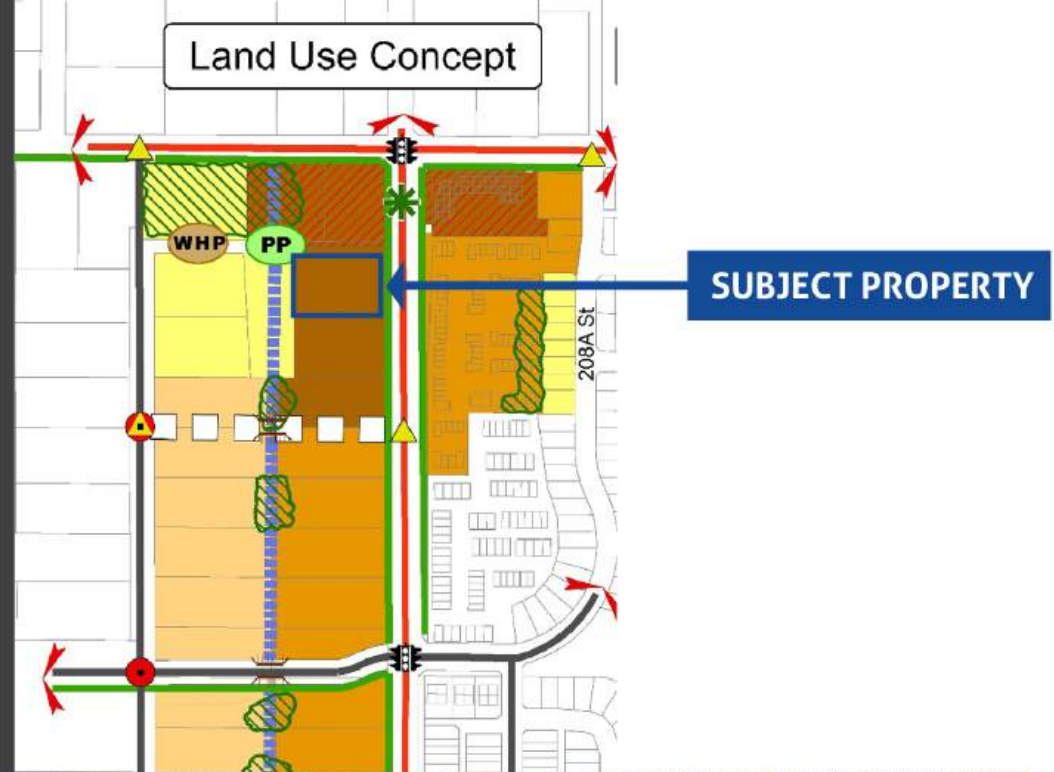
Medium Density Apartment - 1.9 FSR

Development Status

Raw - Ready for Application Submission

Price Guidance

Contact Listing Agent



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