

FOR SALE

SUBJECT



MULTI-FAMILY SITE

AREA:

Langley City

ADDRESS:

20864 52A Ave.,
Langley, BC

SIZE:

7200 Sq ft

PRICE:

\$2,400,000



HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

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Joe Varing - Personal Real Estate Corporation Ltd.

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360-3033 Immel Street, Abbotsford, BC V2S 6S2

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 20864 52A Ave., Surrey, BC
PID: 005-313-384

OCP: Langley City

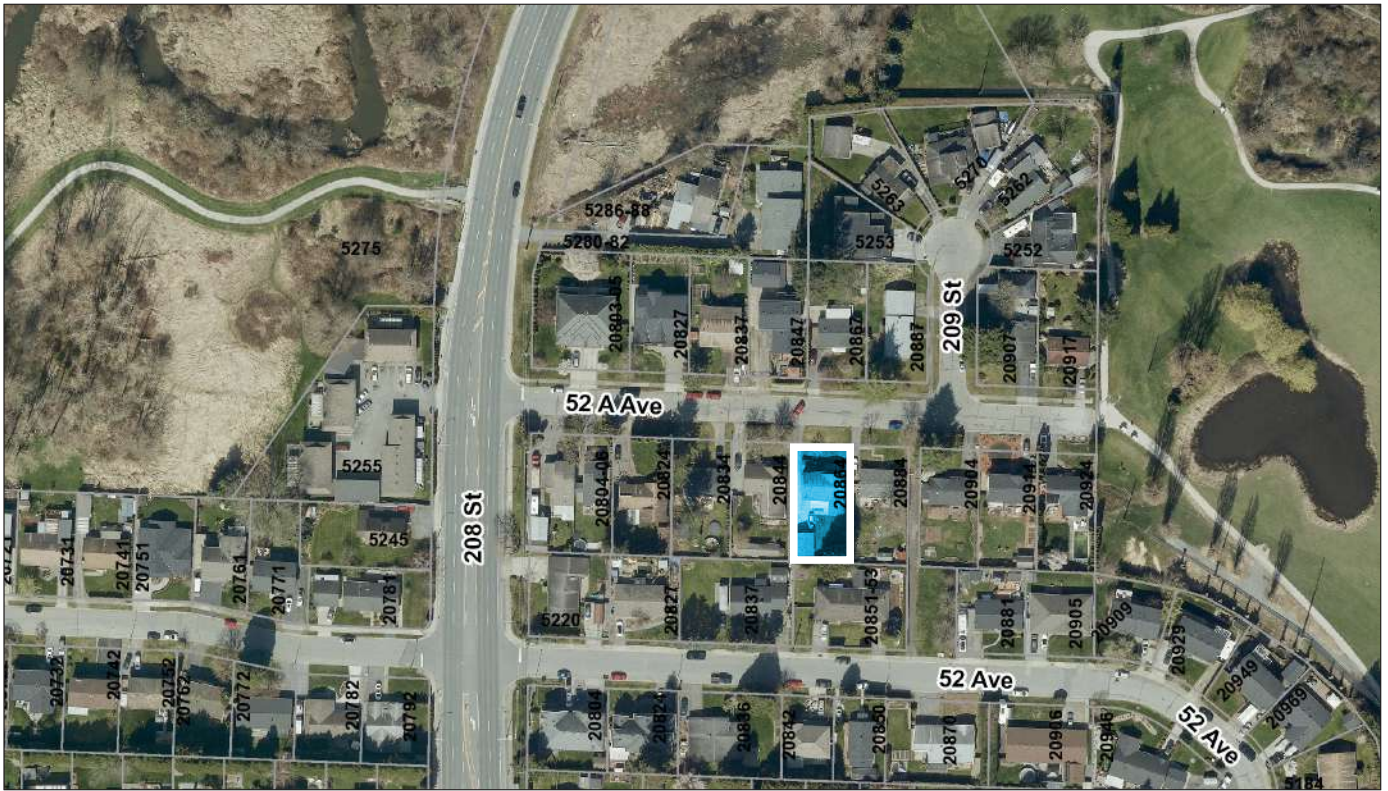
SIZE: 7200 Sq ft (0.165 Acre)

PRICE: \$2,400,000

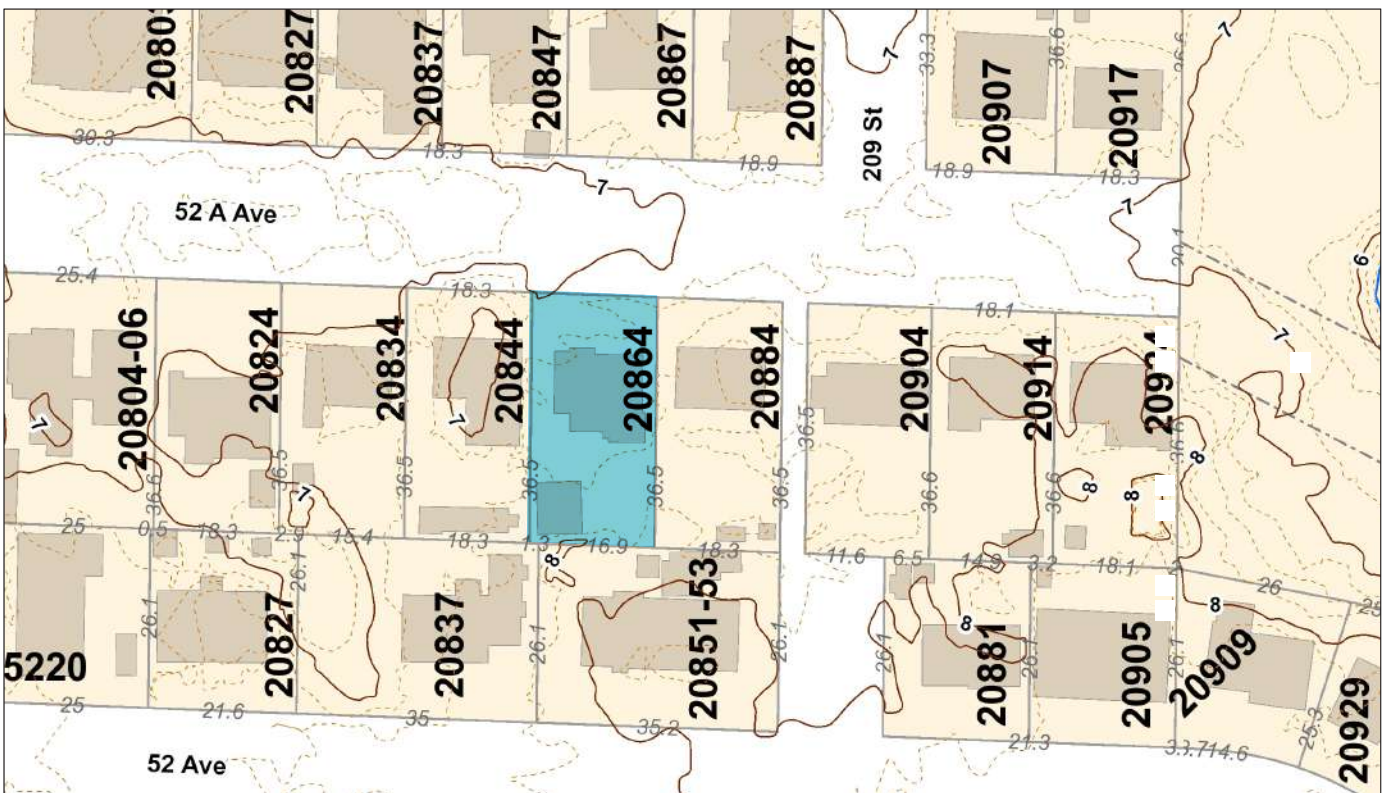
OPPORTUNITY:

- The OCP designates this property for townhomes or rownhomes up to 1.2 FAR
- Potential land assembly with neighbouring properties

AERIAL VIEW



TOPOGRAPHY

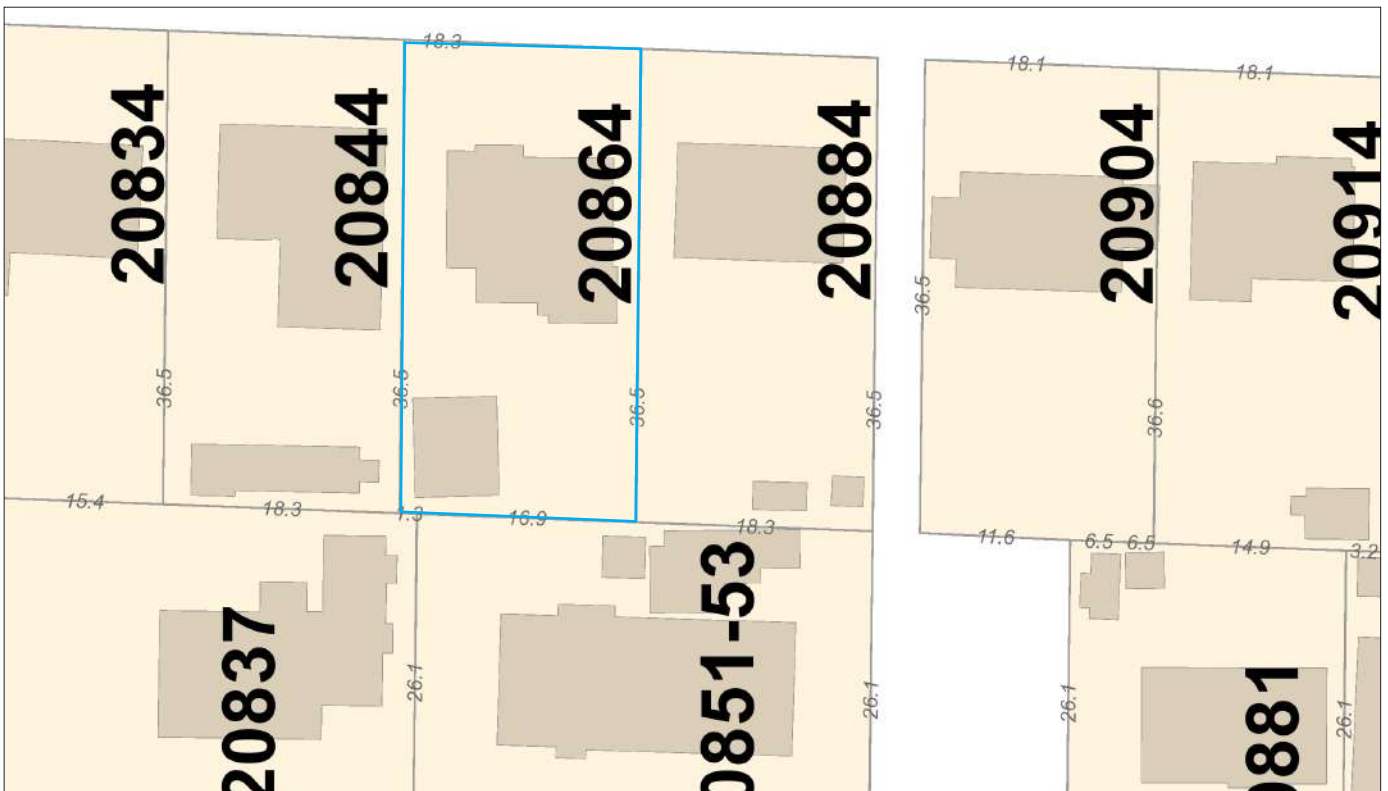


LEGAL VIEW

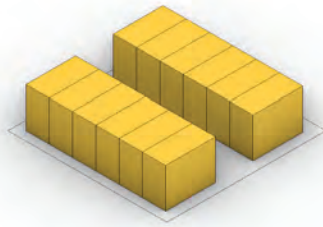


DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



GROUND-ORIENTED RESIDENTIAL



PURPOSE	Provide a range of missing middle housing options adjacent to future frequent transit routes and great park amenities.
BUILDING TYPE & HEIGHT	Townhomes, rowhomes, and du- tri- fourplexes.
USES	<ul style="list-style-type: none">• Multi-Unit Residential• Accessory Commercial• Live/Work
DENSITY	Up to 1.2 FAR