

FOR SALE

208 St.

SUBJECTS

209A St.

72 Ave.

RESIDENTIAL DEVELOPMENT SITE

SINGLE-FAMILY + TOWNHOUSE

AREA:

Smith

ADDRESS:

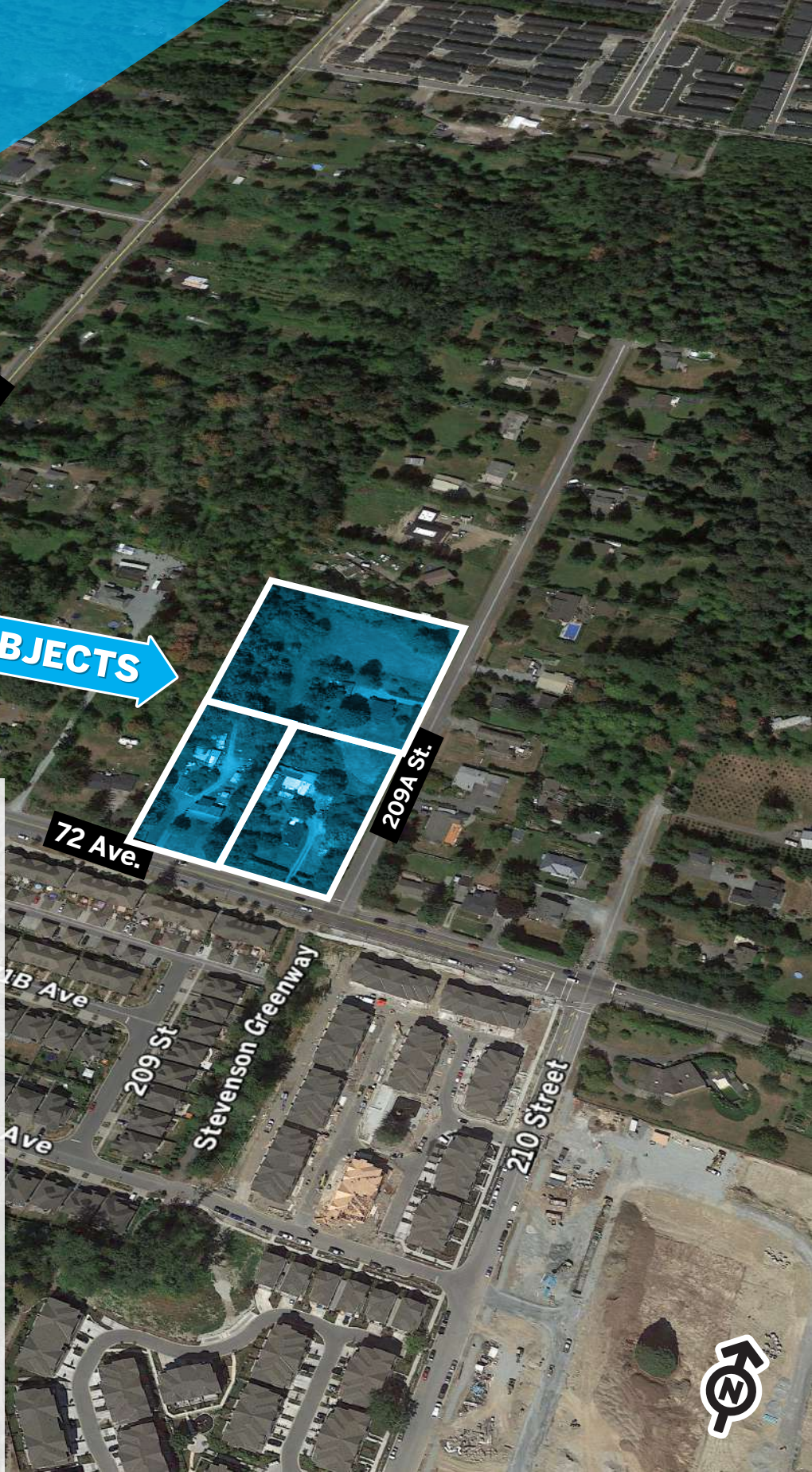
20925 + 20953 72 Ave
+ 7261 209A St
Langley

COMBINED SIZE:

4.5 Acres

PRICE:

\$10,350,000



VARING
MARKETING GROUP
HOMELIFE GLENAYRE REALTY CO. LTD.

**HOMELIFE GLENAYRE
REALTY COMPANY LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.

604.565.3478 | info@varinggroup.com

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

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

PROPERTY DESCRIPTION

ADDRESSES: 20925 + 20953 72 Ave + 7261 209A St, Langley, BC
PID: 008-923-809 + 008-923-841 + 005-397-669

NCP: Smith

DESIGNATION: Single Family & Townhouse/Rowhouse

SIZE: Combined 4.5 Acres

PRICE: \$10,350,000 (\$2.3M/acre)

OPPORTUNITY:

- Site is located within the Smith Neighborhood Concept Plan in Willoughby Heights
- Land use plans shows the sites are designated mixed residential: Single-Family (6 UPA) and townhouse/duplex (8-15 UPA)
- Fronting 72 Ave & 209A St with easy access in and out of Willoughby Heights into Willowbrook, Milner and Yorkson
- Close proximity to multiple future schools, parks, and other amenities
- Good rental income from the 3 dwellings. Total rental income in the \$4,800/month range

AERIAL VIEW



TOPOGRAPHY



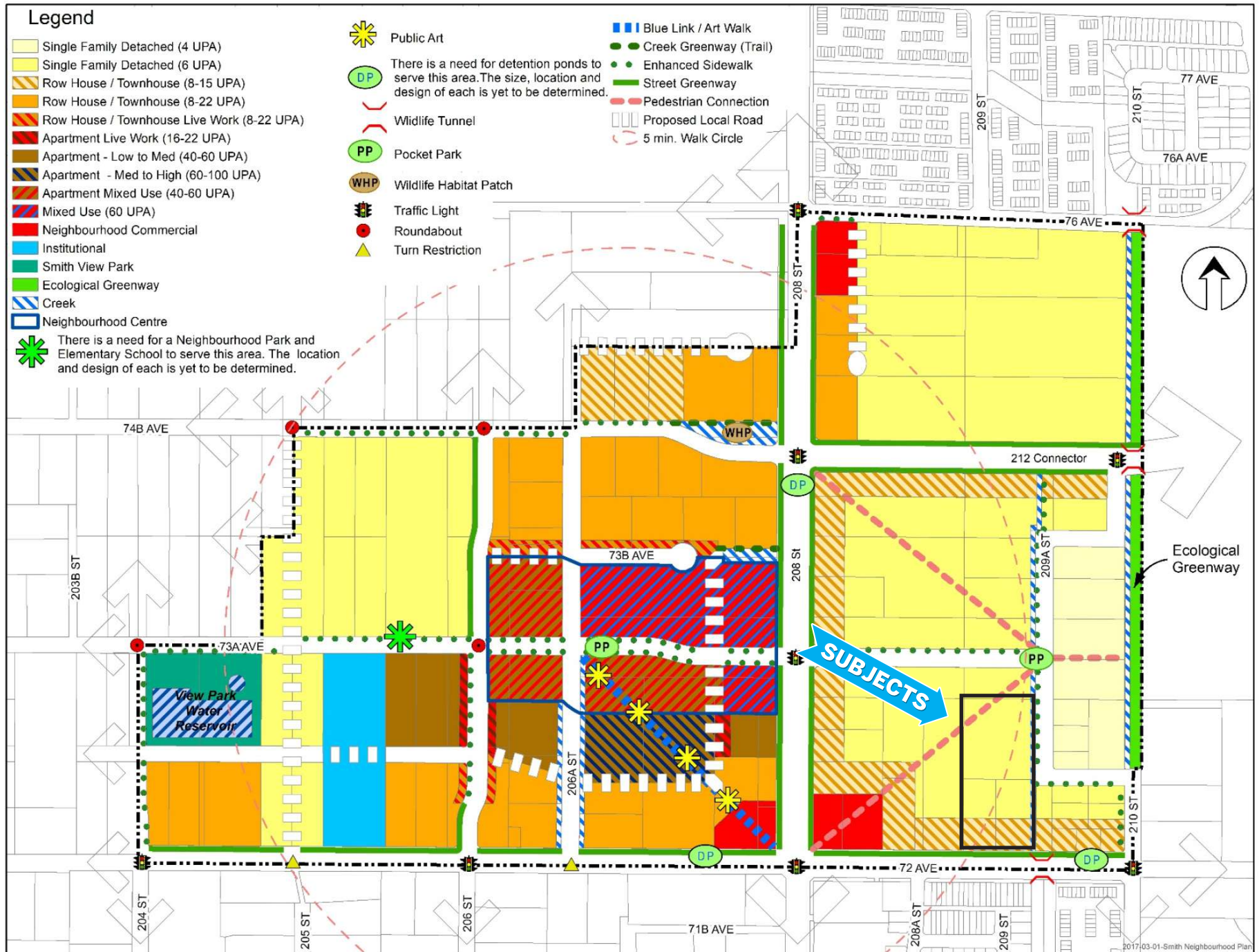
LEGAL VIEW



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS





SMITH NCP - CLOSE UP

