

FOR SALE

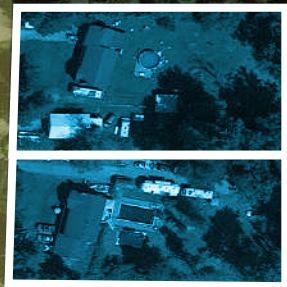
72 Ave.

202b St.

71a Ave

SUBJECTS

204 St.



INFILL CONDO SITE
(POTENTIAL FOR 2.5 FAR)

AREA:
Central Gordon

ADDRESS:
7090 + 7098 202B St.,
Langley, BC

SIZE:
2 Acres

PRICE:
\$16,900,000

202b St.

Ave



HOMELIFE ADVANTAGE REALTY COMPANY LTD.

Joe Varing - Personal Real Estate Corporation Ltd.
604.565.3478 | info@varinggroup.com

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

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PROPERTY DESCRIPTION

CIVIC ADDRESS:	7090 + 7098 202B St., Langley, BC PID: 007-445-695 + 007-445-679
NCP:	Central Gordon Estates
DESIGNATION:	Townhouse - Townhouse B (<i>potential for up zone to 6 storey / 2.5 FAR</i>)
SIZE:	2 Acres
PRICE:	\$16,900,000

OPPORTUNITY:

- Infill, condo site.
- Designated as Townhouse/Apartment - B (12-40 UPA) in the Central Gordon Estates Land Use Plan.
- Conversations with the City, lead us to believe that 6 – story apartment form is acceptable at 2.5 FAR, appx. 250-275 apartment units in 2 – buildings. Early discussions with an architectural firm, lead to the following calculations:
 $43,560 \times 2 \text{ acres} \times 2.5 \text{ FAR} = 217,800 \text{ GBSF} * 0.85 / 625 = 296 \text{ units (parking dependent)}$
- Incredible, stunning views of the South.
- Township Hall located at SE corner of 65th/202B (2 min drive).
- James Anderson Learning Centre & Apex School located at 66th/203rd (15 min Walk).
- RC Garnett School located across the assembly at 202B/70th (across the assembly, 202B).
- Transit along 202B.

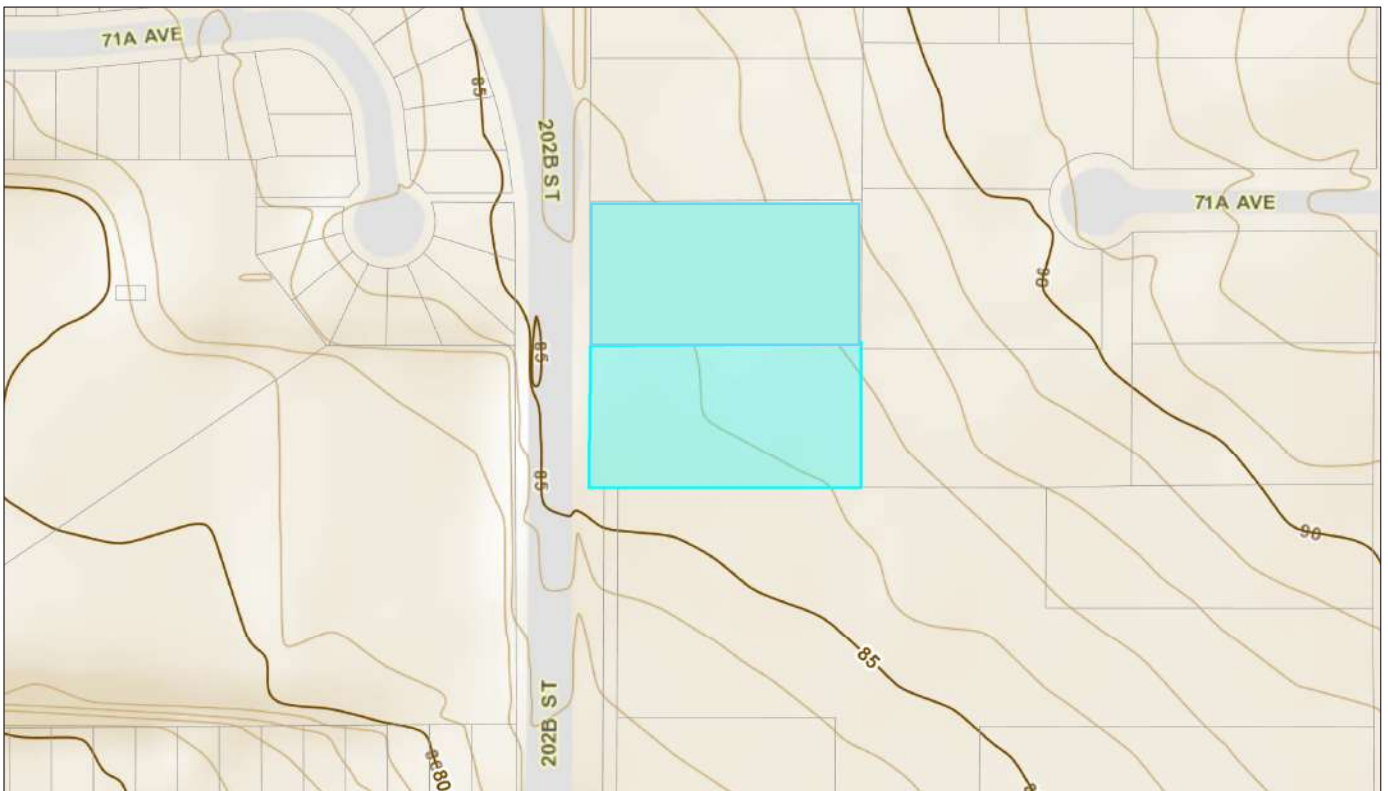
TERMS:

- Completion within 9-12 months
- Deposit – 15% Direct to the Seller via OTP

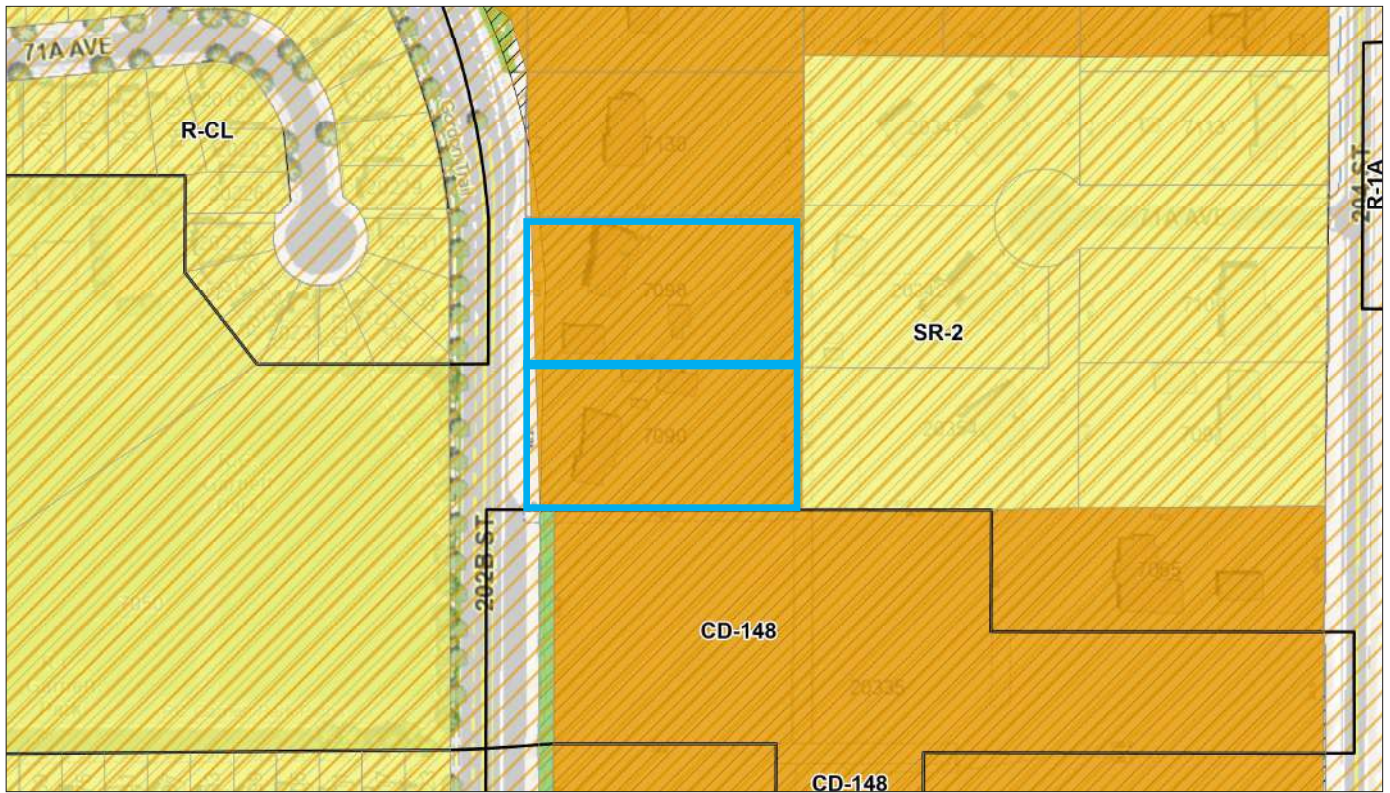
AERIAL VIEW



TOPOGRAPHY



LEGAL VIEW

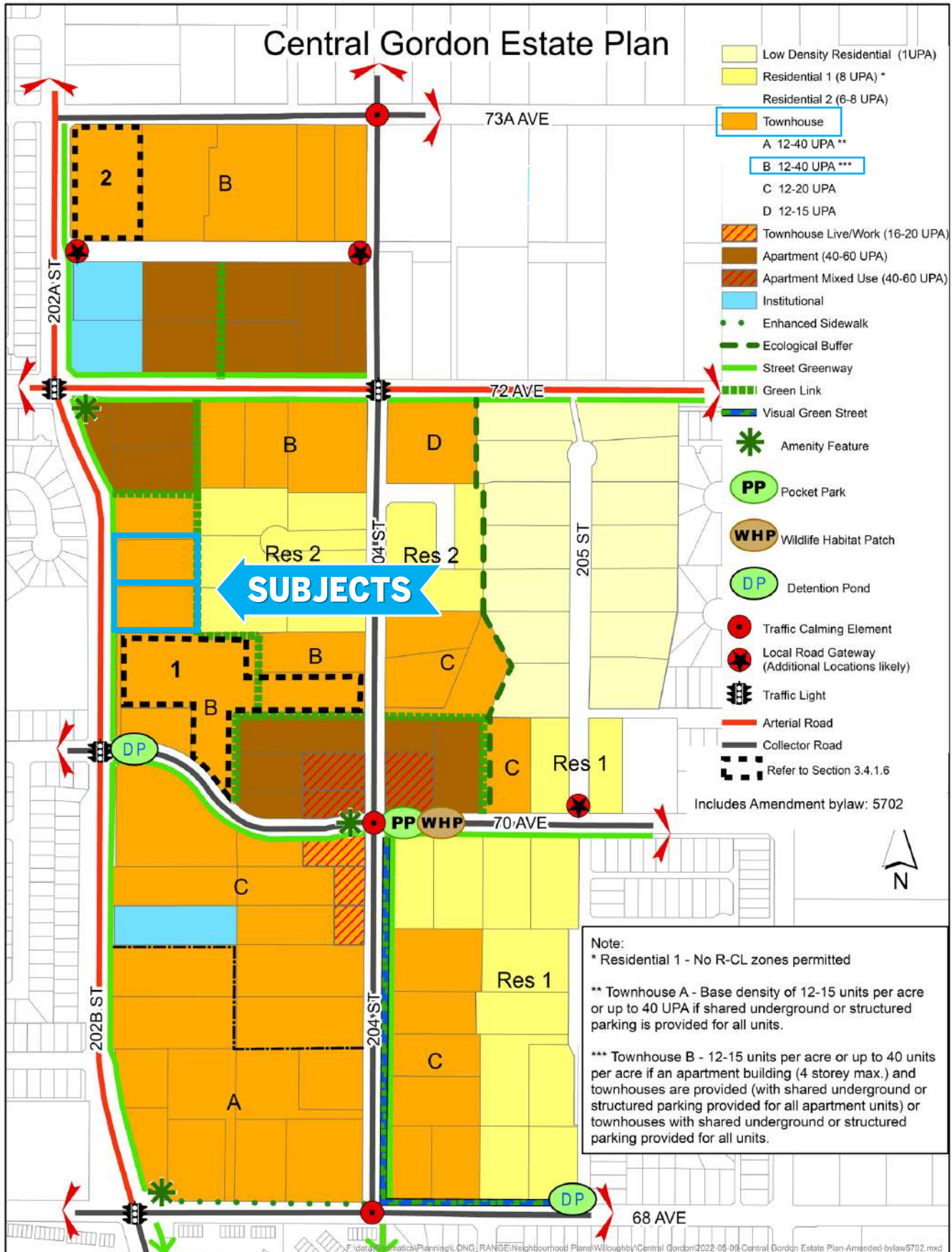


DIMENSIONS

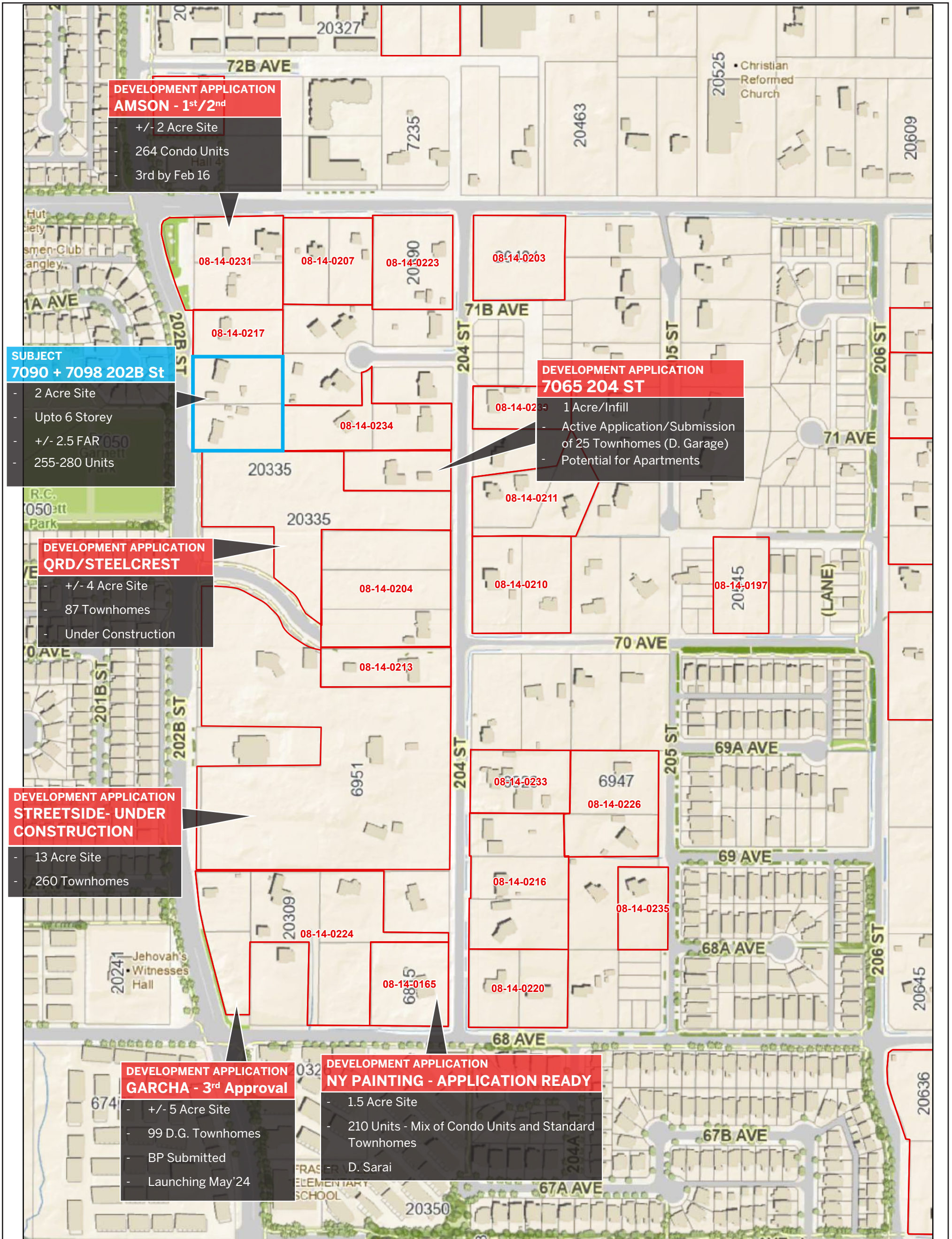
SUBJECT DIMENSIONS SHOWN IN METERS



CENTRAL GORDON NCP - FULL VIEW



DEVELOPMENT APPLICATIONS IN THE AREA





Willowbrook Shopping Centre, Walmart, Save On Foods, Best Buy, London Drugs, Canadian Tire, Home Depot, and More All Within Walking Distance and Nearby Transit

What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

