

FOR SALE



**TOWNHOME
DEVELOPMENT SITE**

POTENTIAL 40-44 TOWNHOME UNITS

AREA: 70 Ave
Northeast Gordon

ADDRESS:
7146 206 St + 7175 207 St.,
Langley, BC

SIZE:
1.96 Acres

PRICE:
\$7,900,000

**HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.
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VARING™
HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

PROPERTY DESCRIPTION

CIVIC ADDRESS: 7146 206 St. + 7175 207 St., Langley, BC

NCP: Northeast Gordon

SIZE: 1.96 Acres

PRICE: \$7,900,000

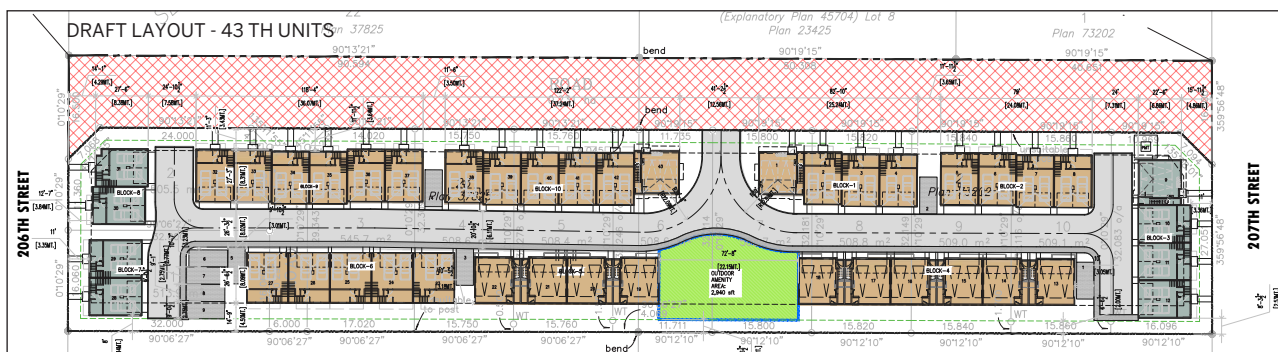
OPPORTUNITY:

- Future Townhome development site in Northeast Gordon NCP of Willoughby, Langley with potential for 40-44 Townhome units. The avg. unit size is 1,300 - 1,415 SF excluding garage. See below and page 6 for a draft layout.
- Several active applications in the immediate area. See page 6 for a map.
- The site is appx. 1.2 km from a Future Bus Rapid Transit Stop, coming on 72 Ave & 200 St.
- Easy access to Highway 1, Willowbrook Town Centre, several schools, and key amenities, further enhancing long-term value.
- The main home generates approximately \$5,000/month in rental income, providing a strong holding opportunity.

DD DOCUMENTS AVAILABLE:

- 43 Unit Layout
- Development Applications Map
- Preliminary Site Investigation Report
- Topography
- Geotech Report

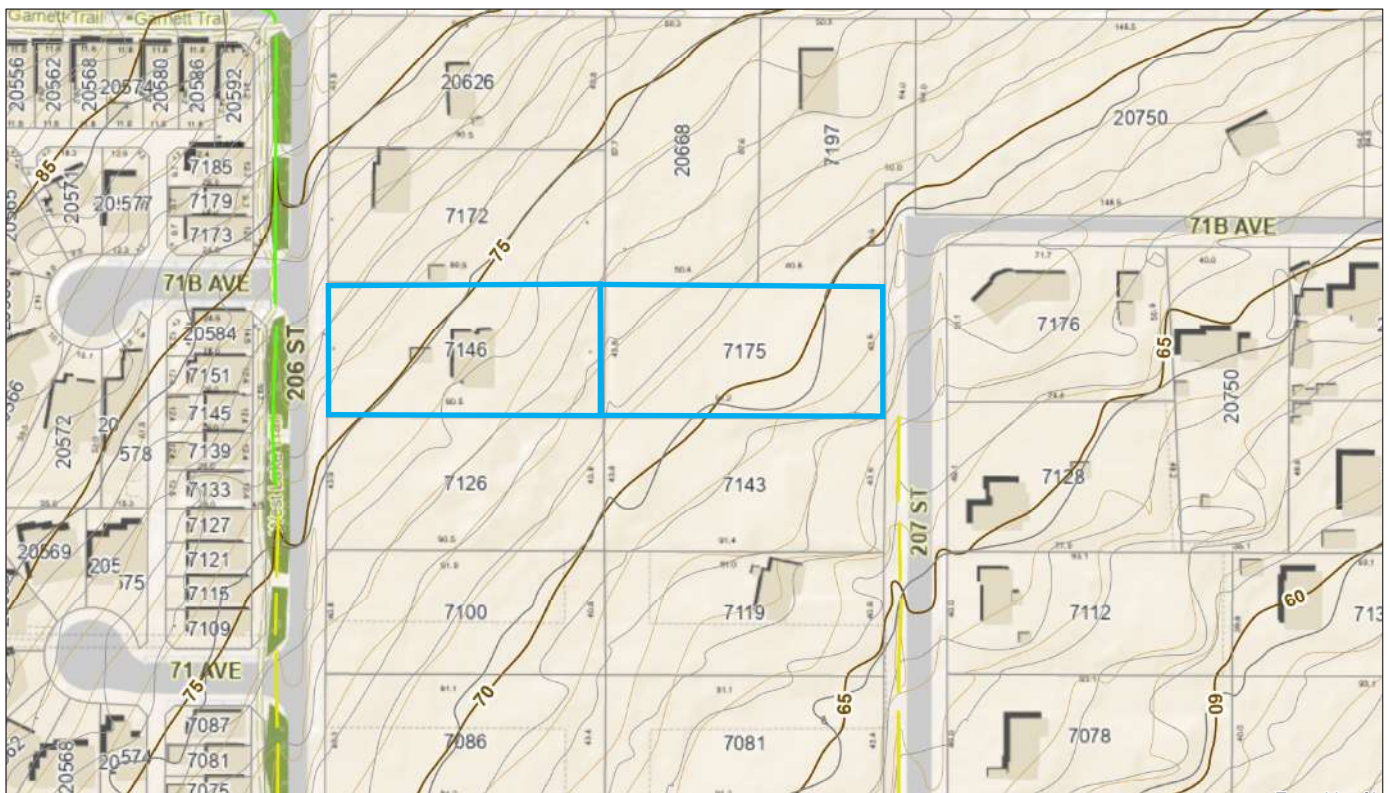
[CLICK HERE FOR A LIVE DD LINK](#)



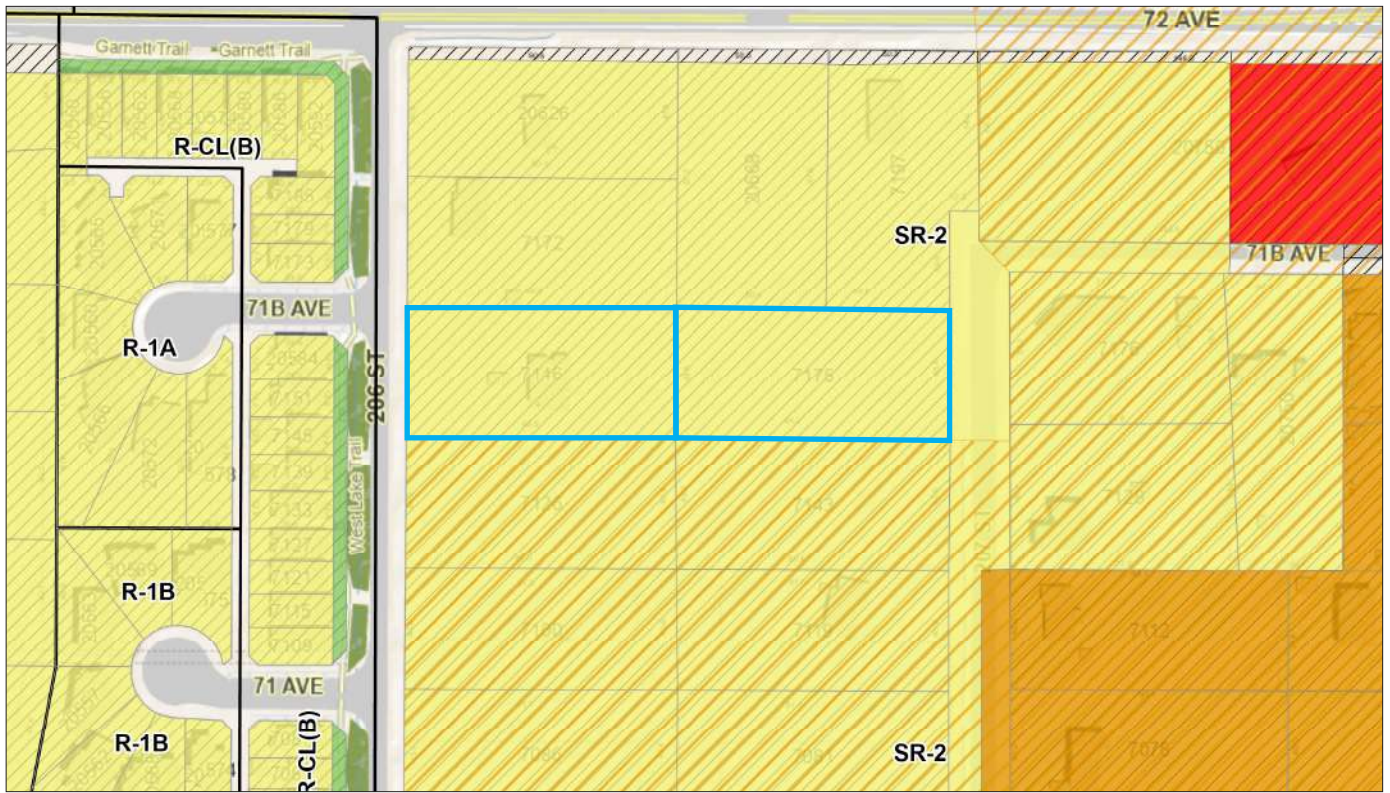
AERIAL VIEW



TOPOGRAPHY

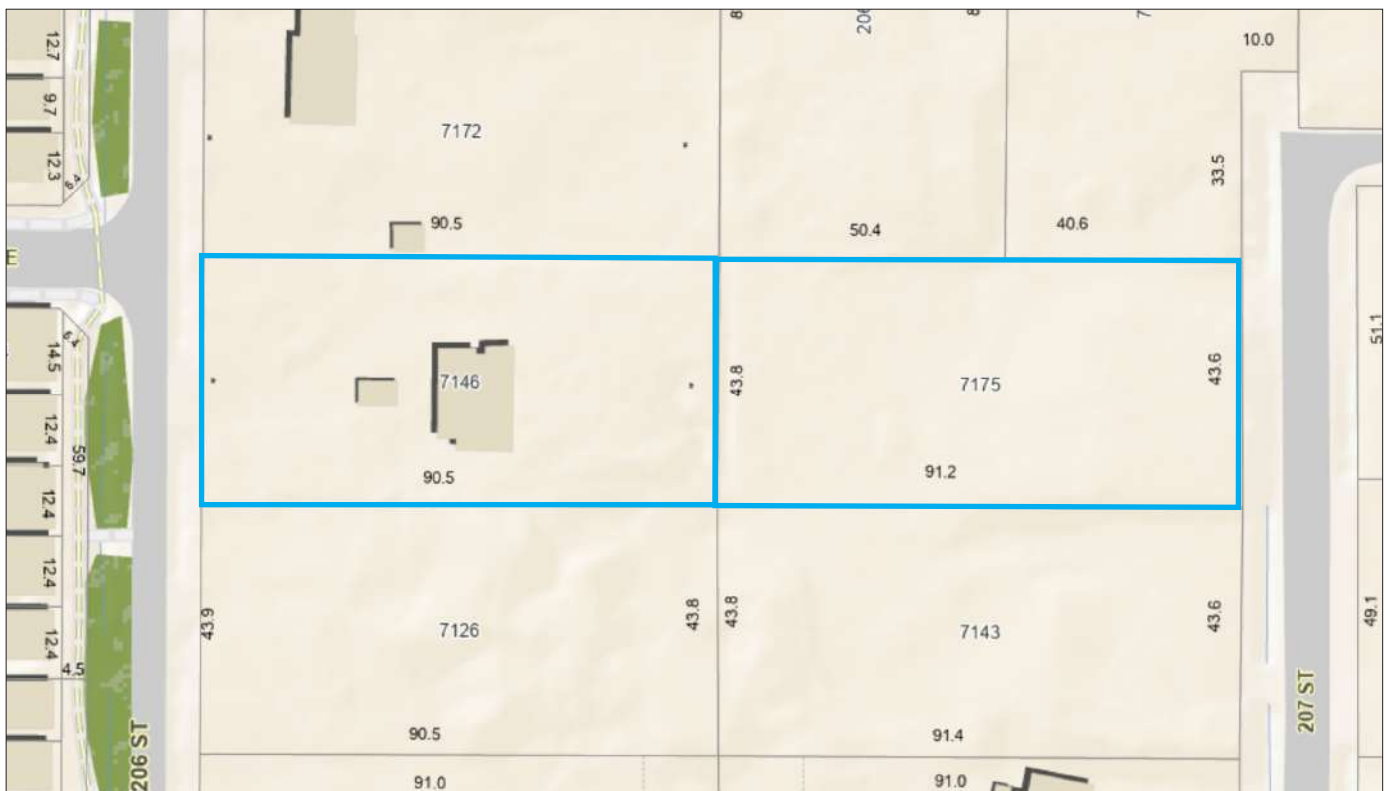


LEGAL VIEW



DIMENSIONS

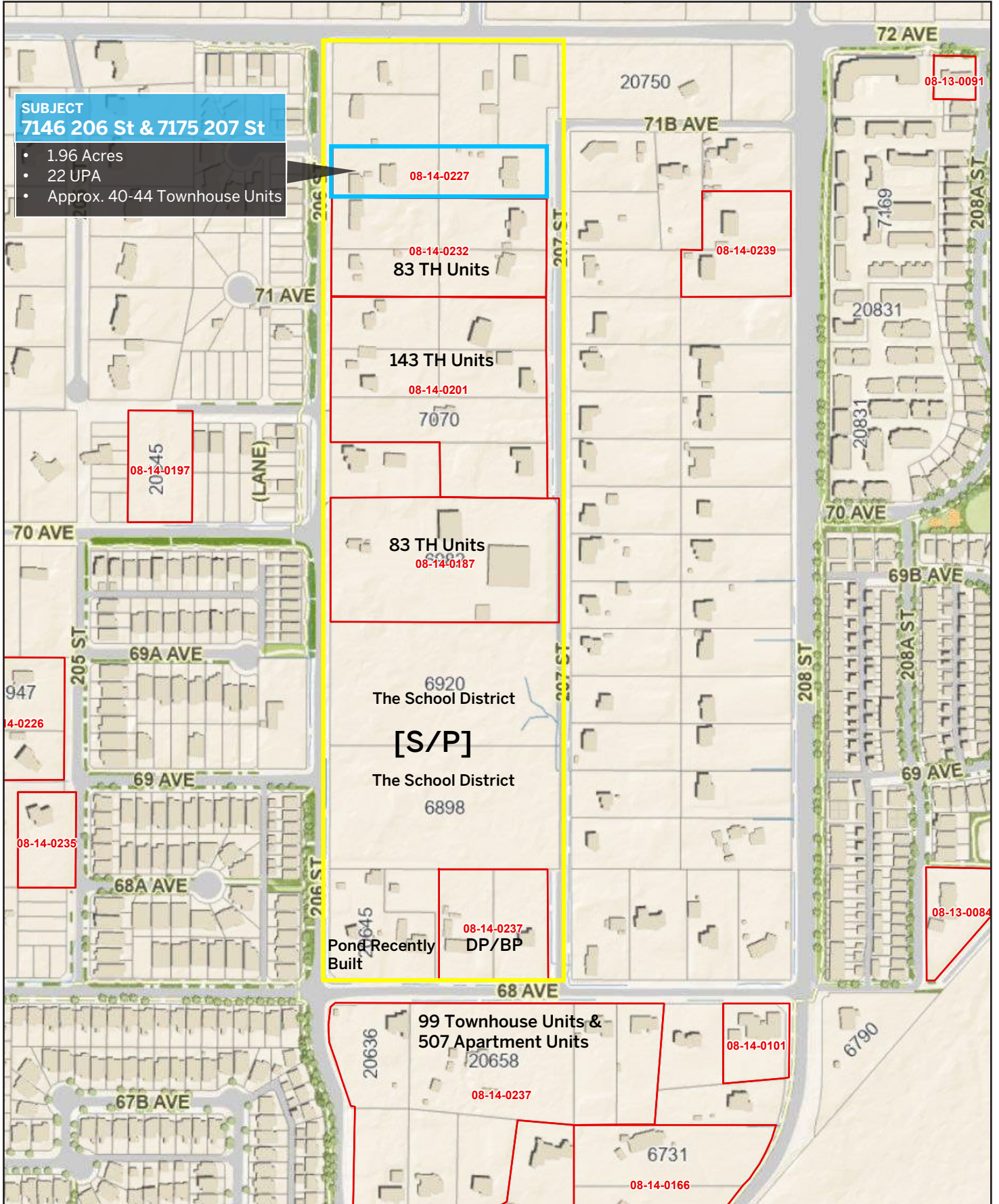
SUBJECT DIMENSIONS SHOWN IN METERS



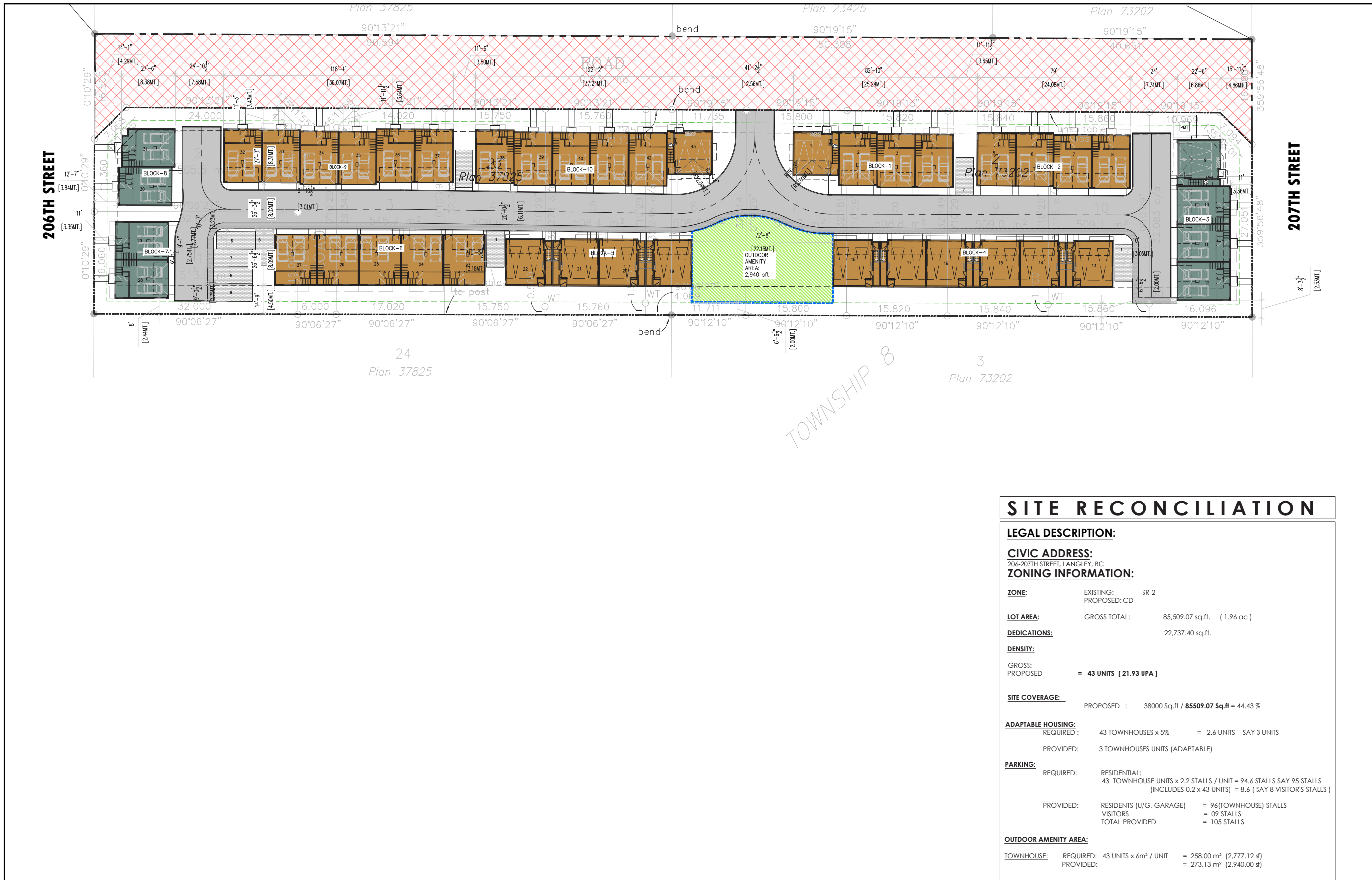
NEARBY ACTIVE APPLICATIONS

SUBJECT
7146 206 St & 7175 207 St

- 1.96 Acres
- 22 UPA
- Approx. 40-44 Townhouse Units



DRAFT LAYOUT - 43 TOWNHOUSE UNITS



SITE RECONCILIATION

LEGAL DESCRIPTION:	
CIVIC ADDRESS: 206-207TH STREET, LANGLEY, BC	
ZONING INFORMATION:	
ZONE:	EXISTING: SR-2 PROPOSED: CD
LOT AREA:	GROSS TOTAL: 85,509.07 sq.ft. (1.96 ac)
DEDICATIONS:	22,737.40 sq.ft.
DENSITY:	
GROSS:	
PROPOSED	= 43 UNITS [21.93 UPA]
SITE COVERAGE:	PROPOSED : 38000 Sq.ft / 85509.07 Sq.ft = 44.43 %
ADAPTABLE HOUSING:	
REQUIRED :	43 TOWNHOUSES x 5% = 2.6 UNITS SAY 3 UNITS
PROVIDED:	3 TOWNHOUSES UNITS (ADAPTABLE)
PARKING:	
REQUIRED:	RESIDENTIAL: 43 TOWNHOUSE UNITS x 2.2 STALLS / UNIT = 94.6 STALLS SAY 95 STALLS (INCLUDES 0.2 x 43 UNITS) = 8.6 (SAY 8 VISITOR'S STALLS)
PROVIDED:	RESIDENTS (U/G, GARAGE) = 96(TOWNHOUSE) STALLS VISITORS = 09 STALLS TOTAL PROVIDED = 105 STALLS
OUTDOOR AMENITY AREA:	
TOWNHOUSE:	REQUIRED: 43 UNITS x 6m² / UNIT = 258.00 m² (2,777.12 sf) PROVIDED: = 273.13 m² (2,940.00 sf)

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

