

FOR SALE

72 Ave.

202b St.

71a Ave

SUBJECTS

204 St.

INFILL CONDO SITE

(POTENTIAL FOR 2.5 FAR)

AREA:

Central Gordon

ADDRESS:

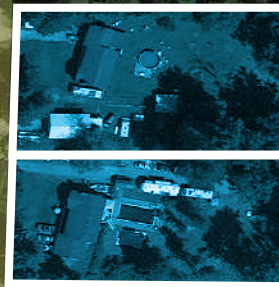
7090 + 7098 202B St.,
Langley, BC

SIZE:

2 Acres

PRICE:

\$14,950,000



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:	\$14,950,000

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.

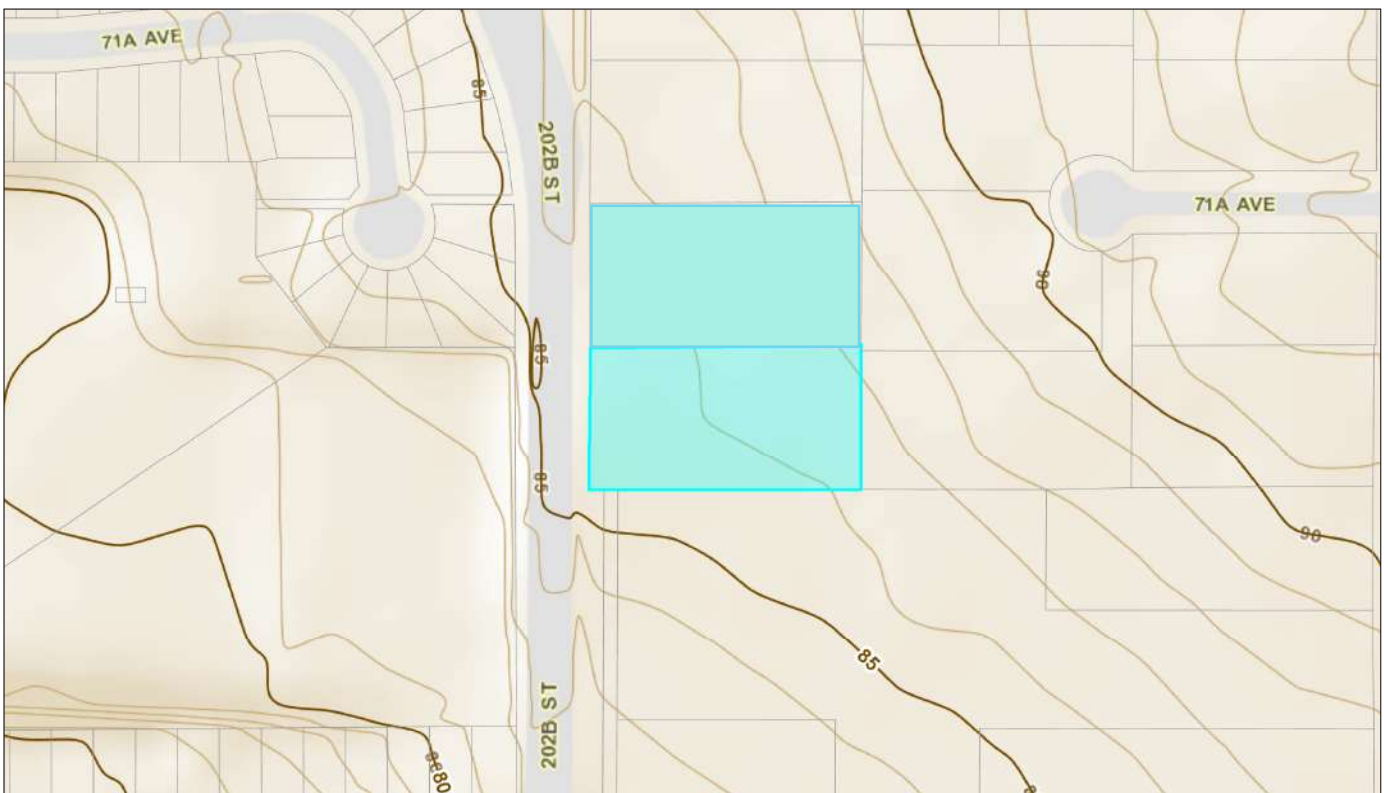
TERMS:

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

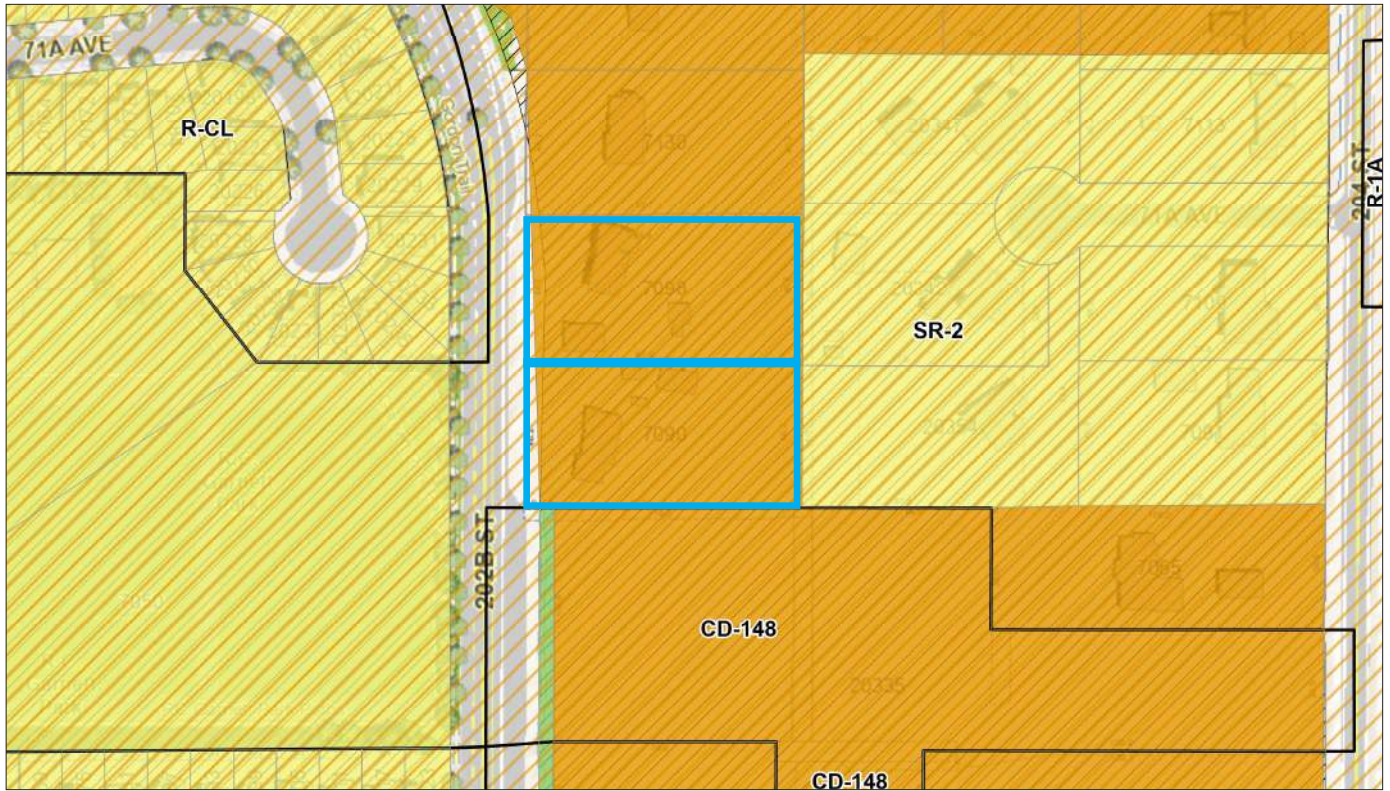
AERIAL VIEW



TOPOGRAPHY



LEGAL VIEW

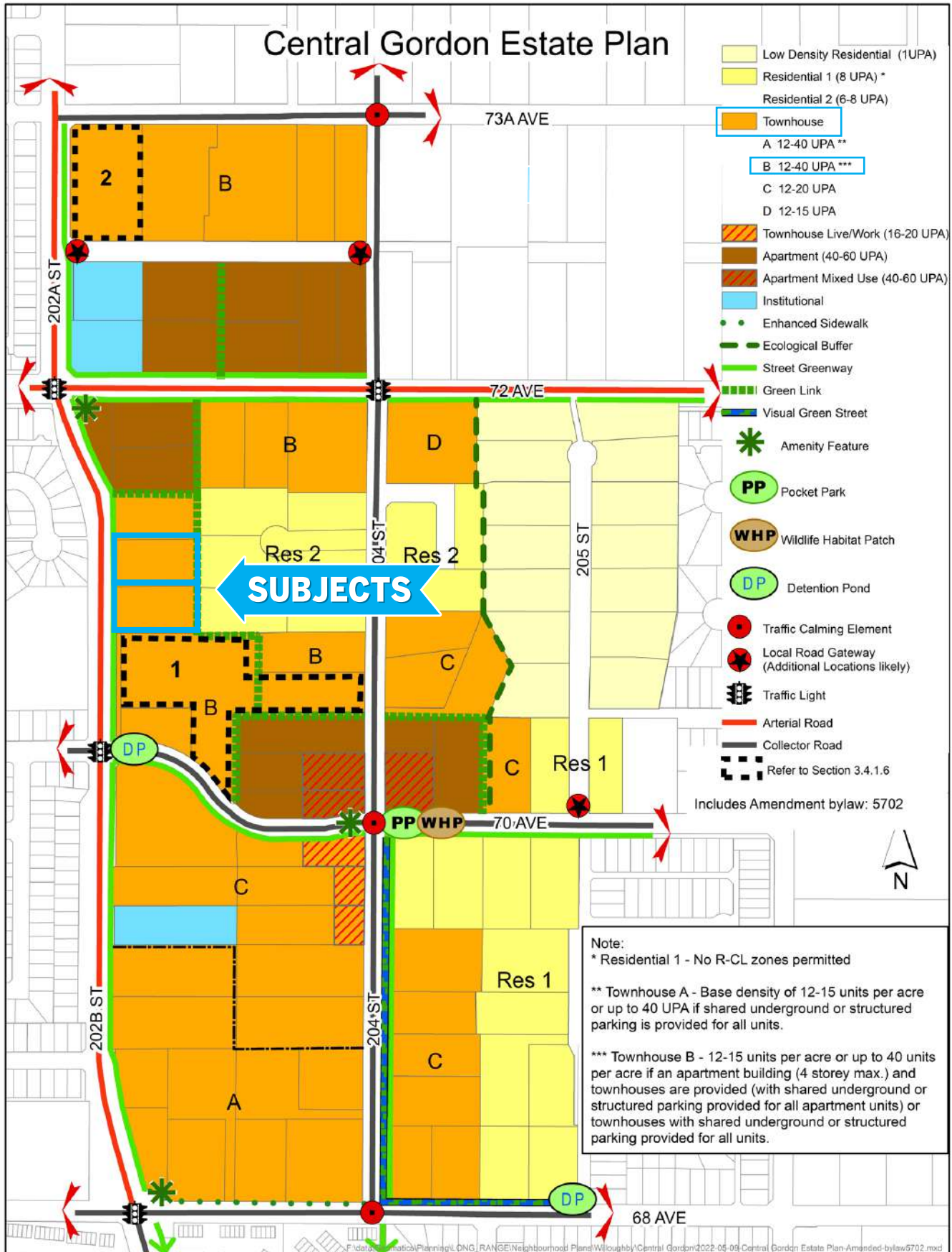


DIMENSIONS

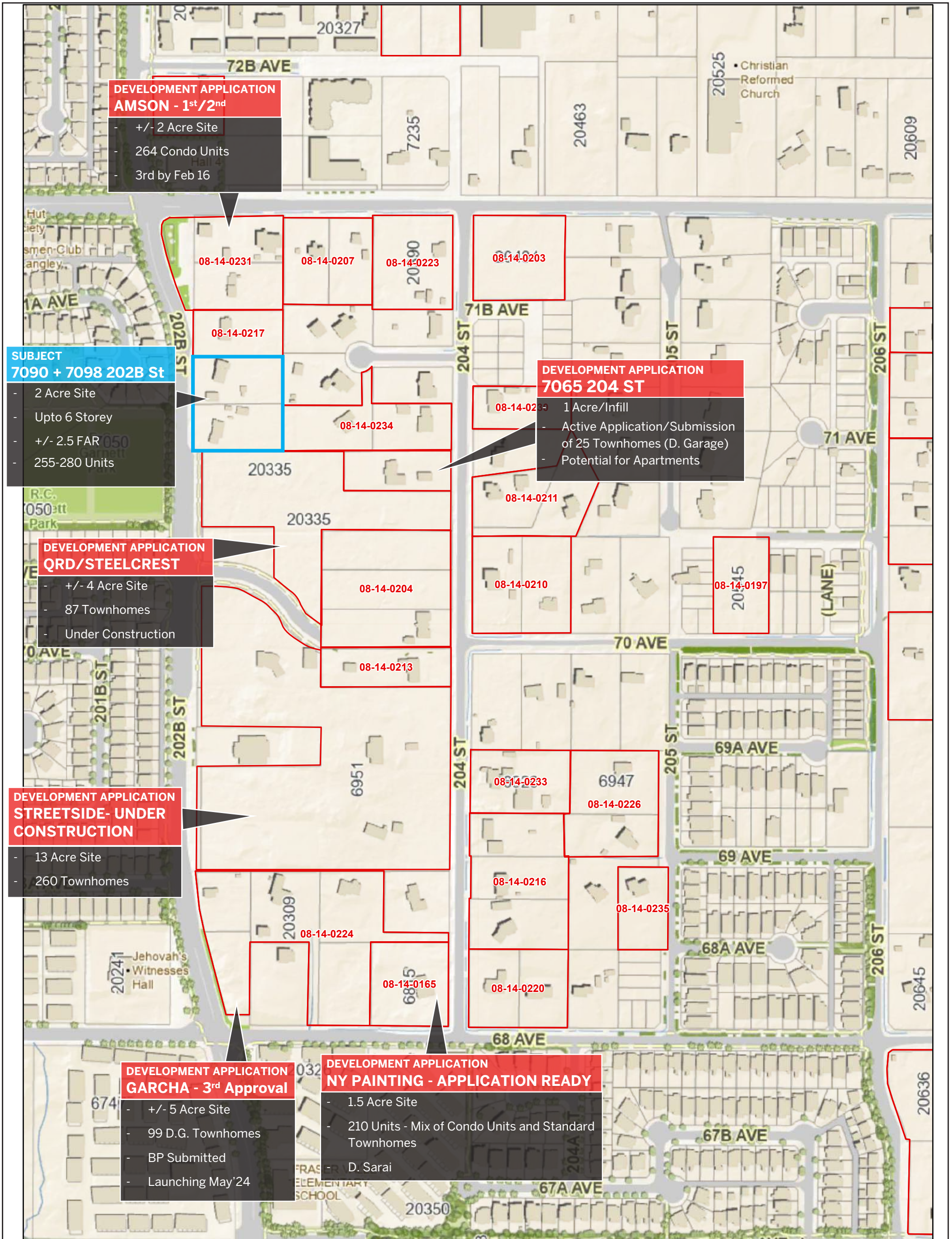
SUBJECT DIMENSIONS SHOWN IN METERS



CENTRAL GORDON NCP - FULL VIEW



DEVELOPMENT APPLICATIONS IN THE AREA



DEVELOPMENT APPLICATION AMSON - 1st/2nd

- +/- 2 Acre Site
- 264 Condo Units
- 3rd by Feb 16

SUBJECT 7090 + 7098 202B St

- 2 Acre Site
- Upto 6 Storey
- +/- 2.5 FAR
- 255-280 Units

DEVELOPMENT APPLICATION 7065 204 ST

- 1 Acre/Infill
- Active Application/Submission of 25 Townhomes (D. Garage)
- Potential for Apartments

DEVELOPMENT APPLICATION QRD/STEELCREST

- +/- 4 Acre Site
- 87 Townhomes
- Under Construction

DEVELOPMENT APPLICATION STREETSIDE- UNDER CONSTRUCTION

- 13 Acre Site
- 260 Townhomes

DEVELOPMENT APPLICATION GARCHA - 3rd Approval

- +/- 5 Acre Site
- 99 D.G. Townhomes
- BP Submitted
- Launching May'24

DEVELOPMENT APPLICATION NY PAINTING - APPLICATION READY

- 1.5 Acre Site
- 210 Units - Mix of Condo Units and Standard Townhomes
- D. Sarai



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

