

3352 & 3338 200 Street, Langley, BC

4.79 ACRES

FOR SALE
momentum



Wells Macey

PARTNER

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PROPERTY INFORMATION

This offering is for two properties assembled together totalling 4.79 acres in the heart of Brookwood. The subject properties are located within the recently approved Booth Neighbourhood Plan (BNP) in the Brookwood-Fernridge OCP. The BNP was approved July 2023 which brings development one step closer to beginning in Brookwood.

The subject properties have split designations with 3352 200 Street designated for Townhouse and 3338 200 Street designated as Commercial Village. Combining the two aforementioned designations provides the end user with an exciting opportunity to develop a premier multi-family site while providing quality amenities for the residents.



HIGHLIGHTS

 4.79 acres combined

 Located in the Booth NP's central hub

 Contact Agents for data room

 Townhouse & Commercial Village Designations

 Contact Agents for price guidance

PRELIMINARY LAYOUT DETAILS & SERVICING

North Property (after potential subdivision)

The preliminary layout was designed to expand the townhouse component with a new extension of 33A Avenue separating the Townhouse Lands and the Commercial Village lands.

The prelim layout shows the North lands accommodating an efficient 65 unit ground oriented townhouse project, consisting of double side by side garages.

South Property (after potential subdivision)

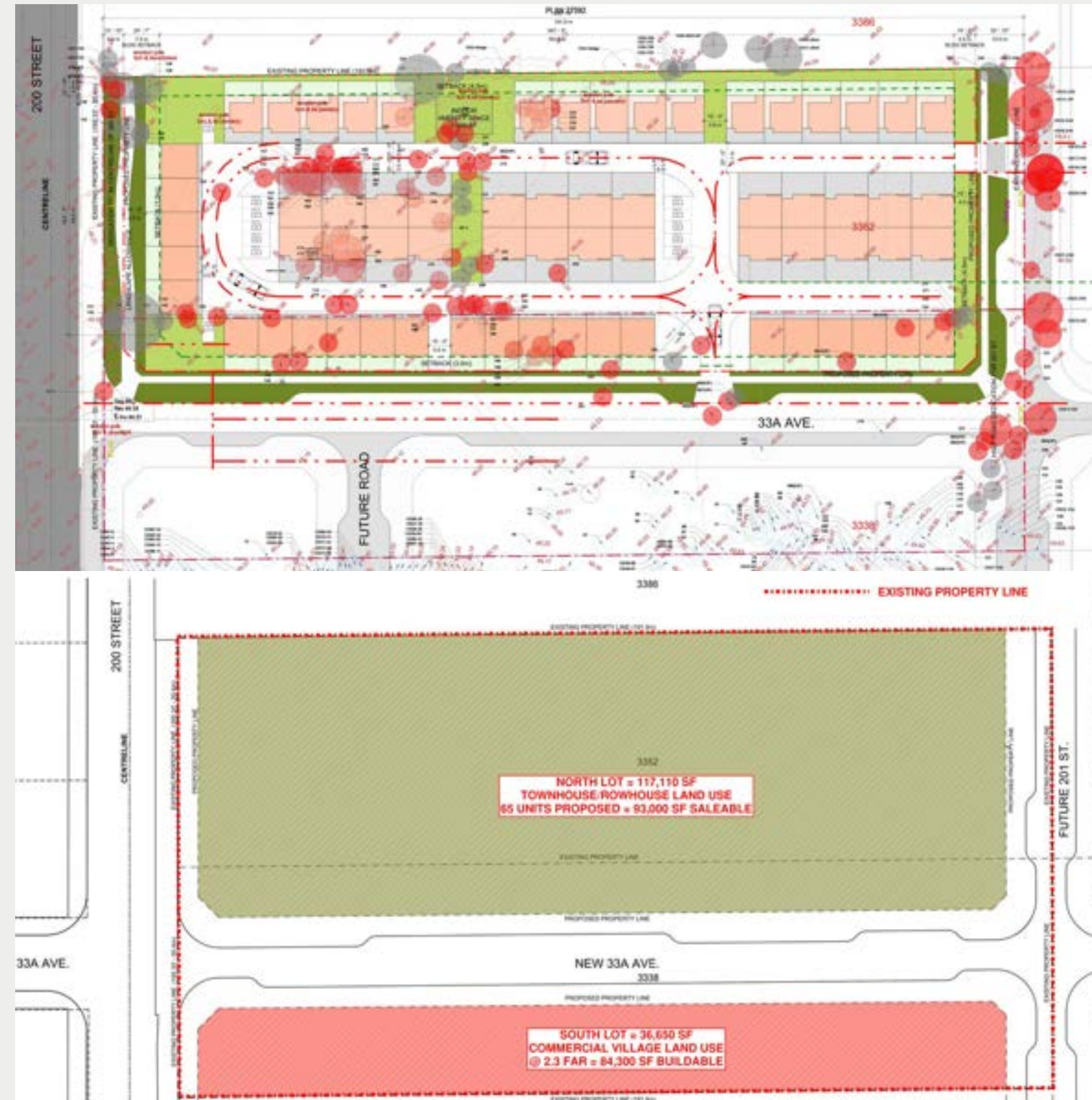
If the Buyer proceeds with the planned subdivision, the south parcel will have a base density of 2.3 FAR with the potential buildable of 84,300 sqft. Given site dimensions, this section of the site would be likely sold to the Southern Neighbor or added to their development for a future efficient development site.

Servicing

The servicing requirements include construction of a half road alignment of 33A Avenue and 201 Street, widening of 200 Street, A new water main will be provided along 33A Avenue, and storm lines extended down 200 Street, 33A Avenue and 201 Street. The site will be serviced by a sanitary connection off 200 Street, with a new main added along 33A Avenue to serve future developments. A portion of these costs are expected to be recovered. a new stormwater detention pond will likely be built in Noel Booth Community Park.

Timeline

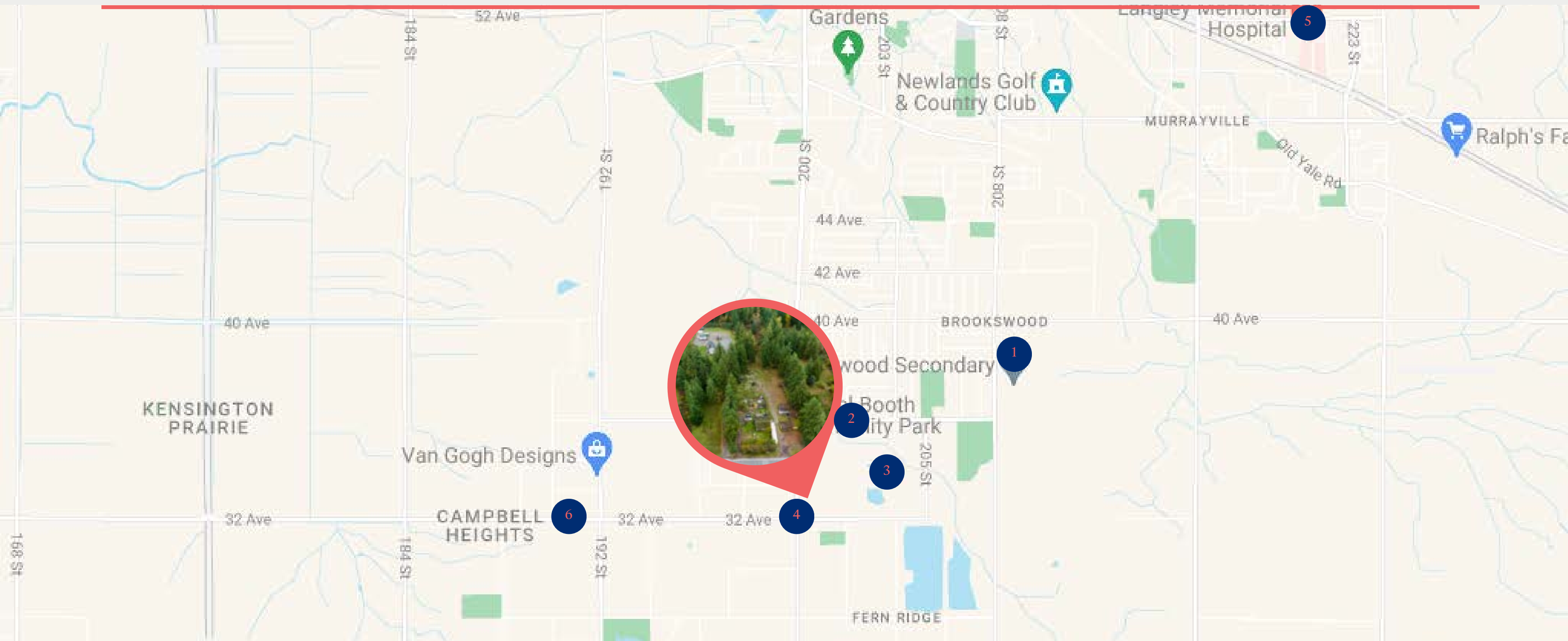
The Development Permit application is expected to be submitted to the ToL Planning Department in late-2023 or early 2024, with 1st, 2nd & 3rd Reading targeted to be received in the Spring of 2024, with the full DP issued in Fall of 2024.



SITE DIMENSIONS



LOCATION - LANGLEY



AMENITIES

- 1 Brookwood Secondary School
- 2 Noel Booth Elementary School
- 3 Noel Booth Park
- 4 Future Commercial Core
- 5 Langley Memorial Hospital
- 6 Campbell Heights Industrial Park

CONTACT US FOR MORE INFORMATION



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