



202B Street

70 Avenue

204 Street

For Sale with NAI Commercial

**Court-Ordered Sale**

**7021 & 7033 204<sup>th</sup> Street, Langley**

*6-storey woodframe condo development site with Plans in Place  
for 301,667 buildable SF and 386 residential units  
3<sup>rd</sup> reading approved*

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## Salient Facts

### Civic Address

7021 & 7033 204<sup>th</sup> Street, Langley, BC

### PIDs

006-540-708, 001-715-143

### Legal Address

Lots 37 & 38 Section 14 Township 8  
New Westminster District Plan 30901

### Zoning

SR-2 - Suburban Residential Zone

### Land Use

Approved for development

### Total Site Area

104,386 SF

### Gross Taxes (2024, combined)

\$138,810

### Density

2.39 FSR

### Building Height

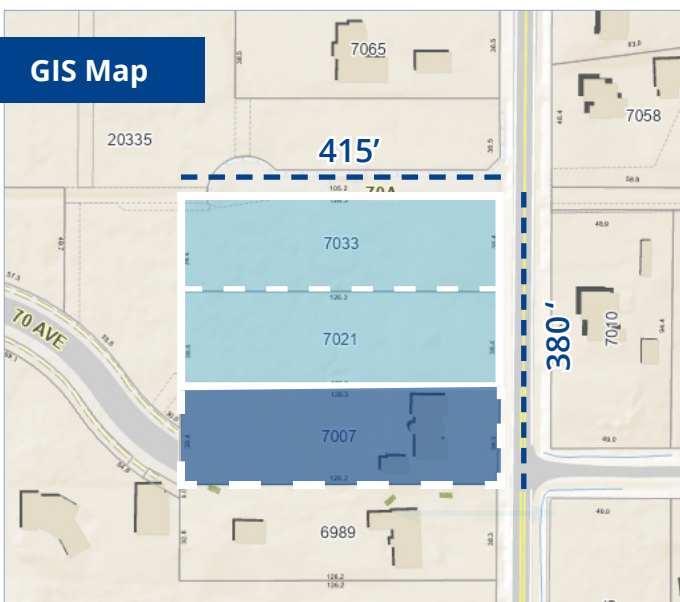
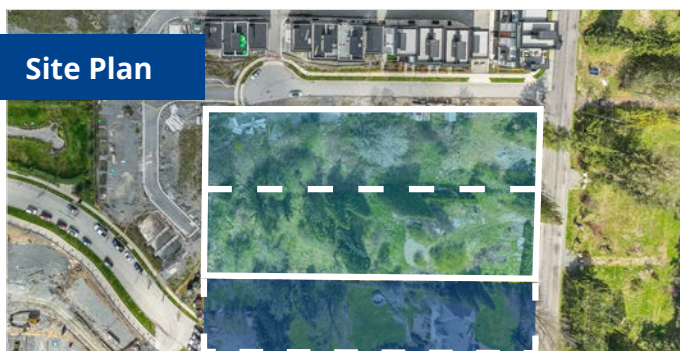
6 stories

Asking Price:  
**\$14,000,000**

## Key Highlights:

- **Scale & Form of Development:** 386 units and 301,667 SF buildable of residential density across 4 woodframe buildings
- **Shorter Investment Horizon:** 3<sup>rd</sup> reading approved
- **Lack of Supply:** supply of entitled condo sites with good scale remains low in the Willoughby area
- **Amenity Rich:** an abundance of shops, restaurants, parks and green space all within close proximity
- **Transit Oriented:** multiple bus stops nearby and convenient access to key transportation routes

*\*7021 & 7033 204 Street are listed by Colliers & 7007 204 Street is listed by NAI Commercial*



*All measures are approximate and need to be verified*

## Opportunity

Colliers is pleased to present the opportunity to acquire a large-scale, mixed-use condo-development site in the highly desirable Gordon neighbourhood of the Willoughby area. Situated near 200<sup>th</sup> Street, this property offers quick access to major transportation routes and is only a five-minute drive from Langley's main commercial area.



# "The Gordon"



Application Status: 3<sup>rd</sup> Reading Achieved September 2023

Rendered images are preliminary and subject to change

## Project Highlights



Gross site size:  
3.59 acres



Unit Count:  
386 units



Average Unit Size:  
640 SF



Buildable Area:  
301,667 SF

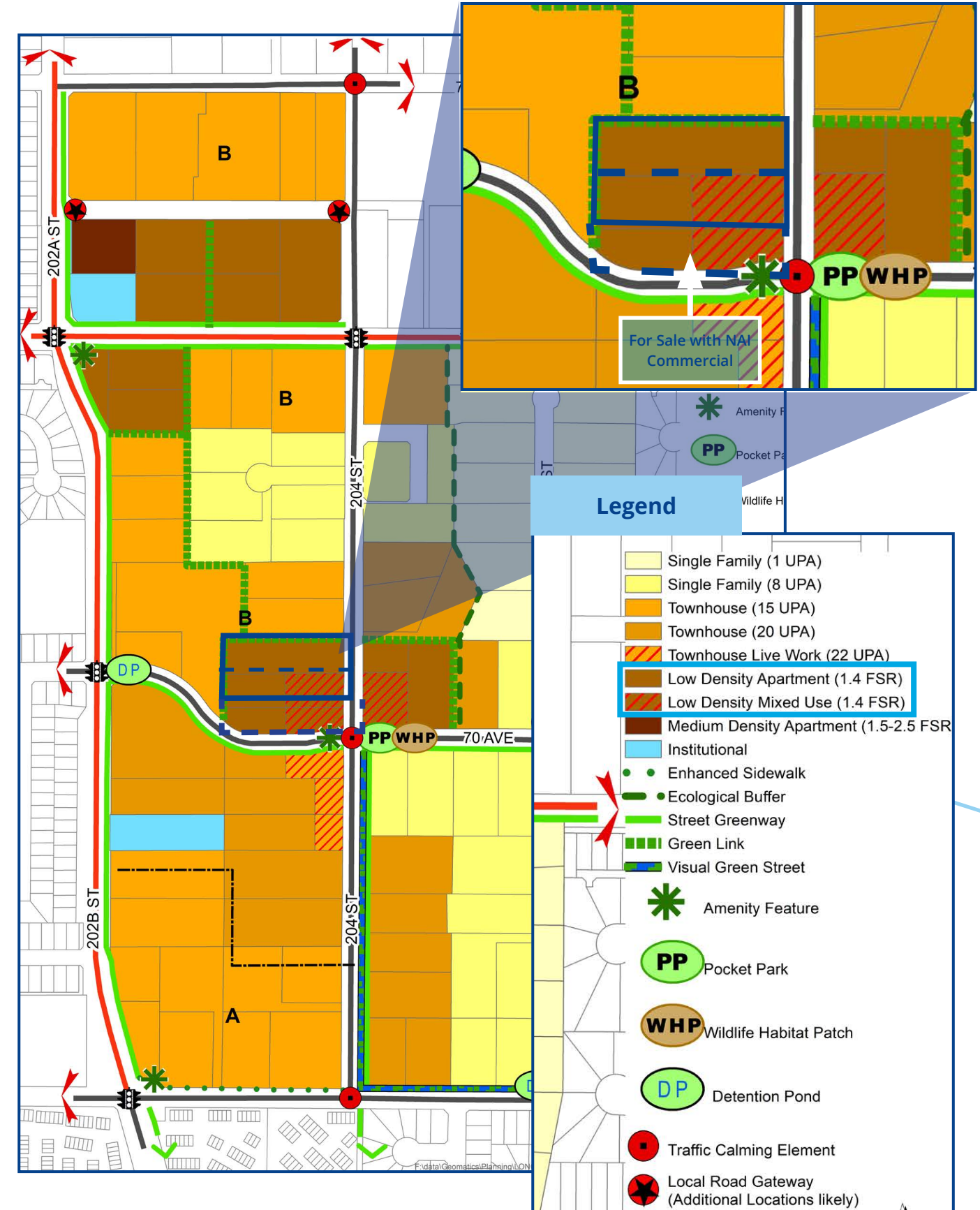


4,730 SF of ground  
floor commercial



4 buildings

# Land Use & Planning Context



## Food & Drink

- 1 Damiko Sushi
- 2 Ricky's All Day Grill
- 3 OPA!
- 4 Taco Del Mar
- 5 Wendy's
- 6 Umami Sushi
- 7 Popeyes
- 8 Mucho Burrito
- 9 Earls Kitchen
- 10 Wild Thing
- 11 A & W
- 12 Brown's Socialhouse

## Education

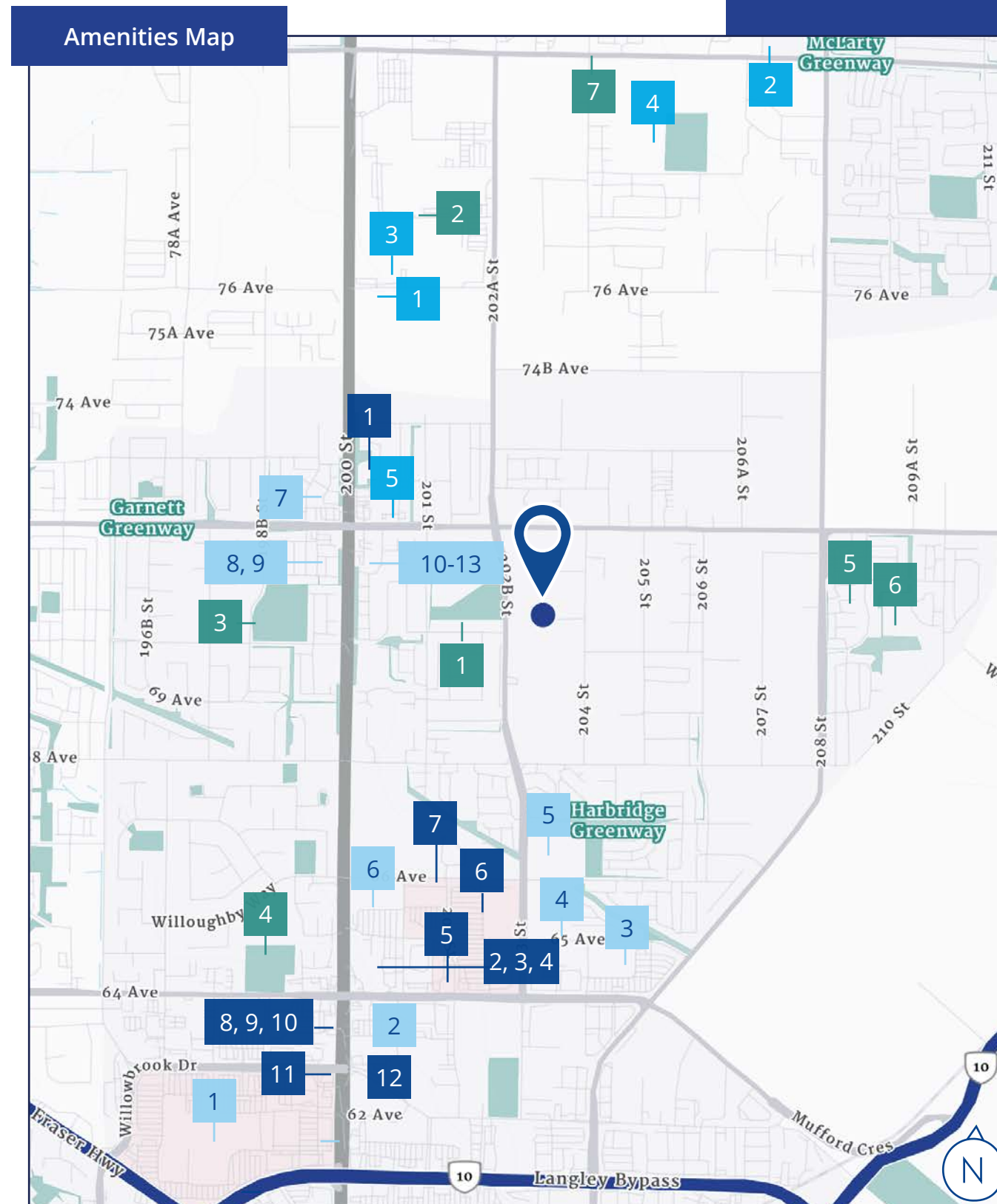
- 1 RE Mountain Secondary School
- 2 York Creek Middle School
- 3 Peter Ewart Middle School
- 4 Donna Gabriel Robins Elementary School
- 5 Discovery Station Preschool

## Services & Shops

- 1 Willowbrook Shopping Centre
- 2 Canadian Tire
- 3 Costco Wholesale
- 4 London Drugs
- 5 Walmart Supercentre
- 6 The Home Depot
- 7 Petro Canada
- 8 200 Street Langley District
- 9 Willoughby Heights Dental Centre
- 10 Moreno's Market & Deli
- 11 Subway
- 12 Circle K
- 13 Starbucks

## Parks & Recreation

- 1 R.C. Garnett Park
- 2 Willoughby Community Park
- 3 Routley Park
- 4 Langley Meadows Park
- 5 Fairy Lane
- 6 Stevenson Greenway Trail
- 7 Langley Events Centre



## Location Overview

Willoughby, a dynamic neighborhood within the Township of Langley, British Columbia, presents a thriving community with a mix of residential and commercial offerings.

One of the highlights of Willoughby is its family-friendly environment, supported by local parks, playgrounds, and green spaces. The neighborhood is also likely to offer proximity to schools, making it appealing for families.

Additionally, Willoughby benefits from its strategic location with good transportation links, facilitating easy access to surrounding areas.

As a testament to its ongoing development, residents may find a mix of local shops, restaurants, and services to cater to their daily needs. For those seeking a blend of modern living and community engagement, Willoughby stands out as a dynamic and evolving neighborhood within Langley.



Population  
(2024)  
171,727



Projected  
Population  
(2027)  
187,639

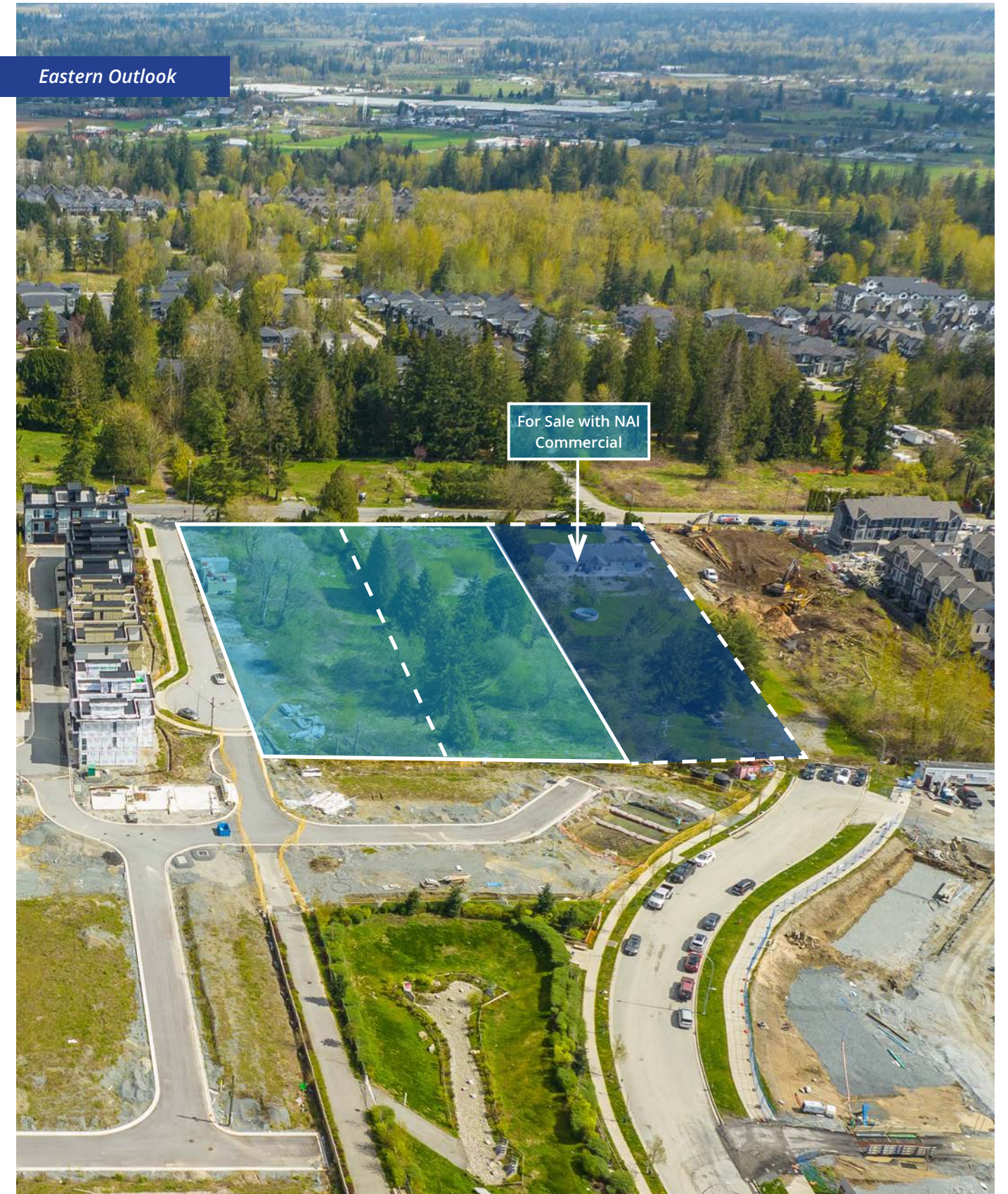


Average  
Household  
Income  
(2024)  
\$135,897



Projected  
Household  
Income  
(2027)  
\$158,970

# Photo Gallery





Accelerating success.

## *Offering Process*

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor.

After signing a Confidentiality Agreement (CA), qualified parties will be provided access to the data room which contains pertinent information and documents relevant to the Offering.

Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.

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