

FOR SALE



SUBJECT
320m away from the future BRT

CONDO DEVELOPMENT SITE

AREA:
Latimer

ADDRESS:
7345 199A St,
Langley, BC

SIZE:
0.97 Acres

PRICE:
\$7,250,000

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

Joe Varing - Personal Real Estate Corporation Ltd.
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360-3033 Immel Street, Abbotsford, BC V2S 6S2

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 7345 199A St Langley, BC

NCP: Latimer

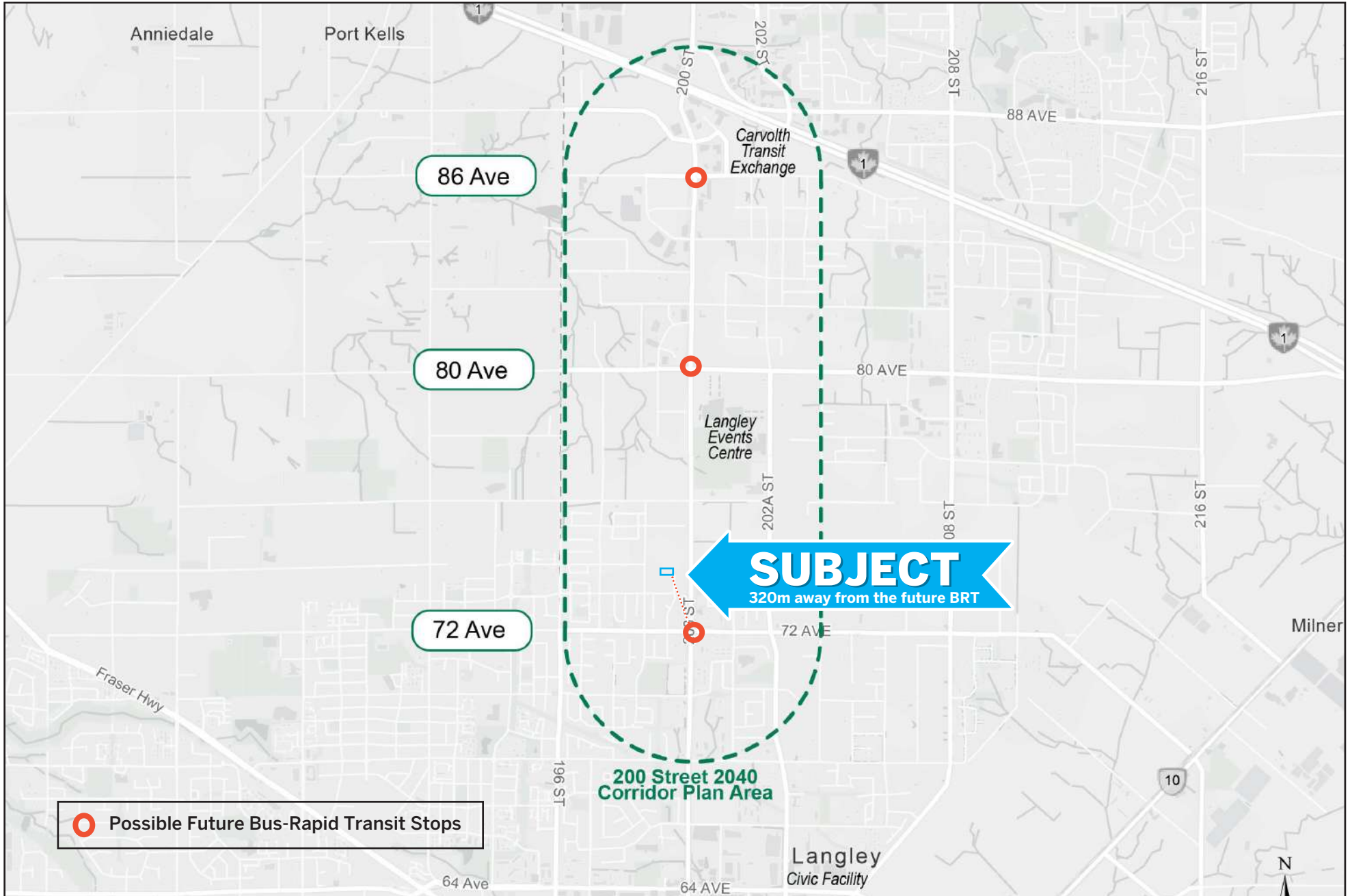
SIZE: 0.97 Acres

PRICE: \$7,250,000

OPPORTUNITY:

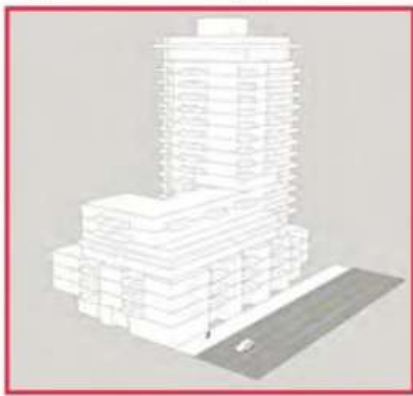
- Future condo development site.
- Potential for high-rise, 6+ storey, upto 3 FAR condos. Likely can achieve between 110-140 condo units.
- The site falls in the latest “200 Street 2040” Corridor Plan. The future of the corridor includes consideration for both Bus-Rapid Transit (BRT) and Light Rapid Transit (LRT) running from Langley City in the south to the Carvolth transit exchange at Highway 1. The plan will guide the increased densities and taller buildings required to support the future rapid transit which will eventually be connected to the Surrey-Langley Skytrain upon its completion in 2028. **See map on page 5 & 6 for the 3 considered Bus-Rapid Transit Stations. The subject site is only 320m away from one of the stations.**
- Many active development applications in the area. See map on page 6.
- Schools within a 10 minute walk and close proximity to Willoughby Community Park and Willoughby Town Centre.
- Please call for further intel.

2040 Corridor Plan



- A north station at 86 Avenue
- A central station at 80 Avenue
- A south station at 74 Avenue → 320M away from the Subject

Highrise High-Density



FAR: ~8.0

Stories: 20+

Typology: Tower + Podium

Distance from BRT Station: 200m

Midrise High-Density



FAR: ~6.0

Stories: 12+

Typology: Midrise Building

Distance from BRT Station: 400m

Highrise Mid-Density

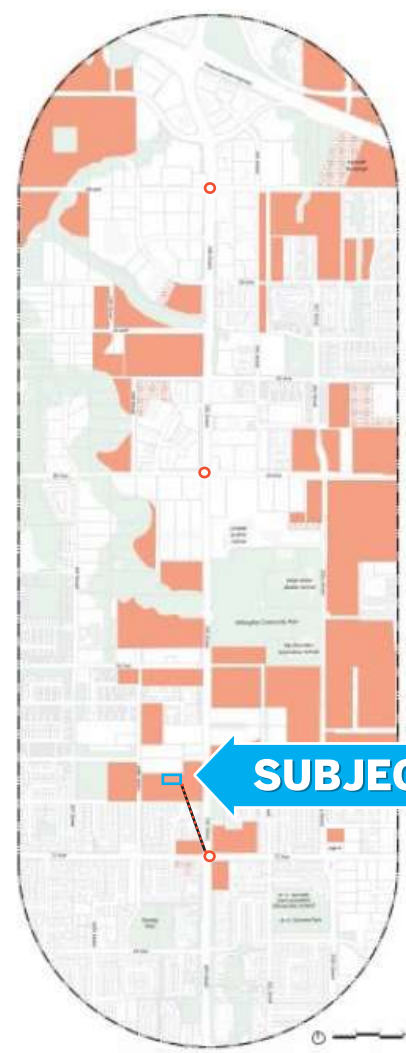
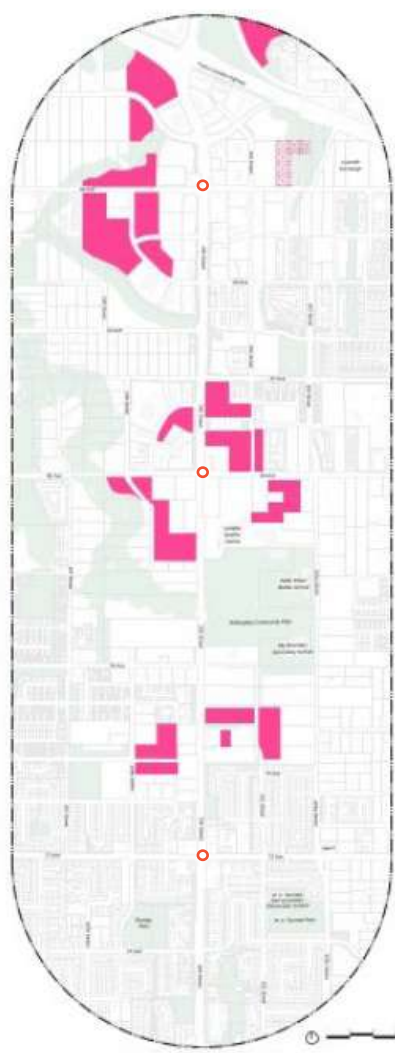
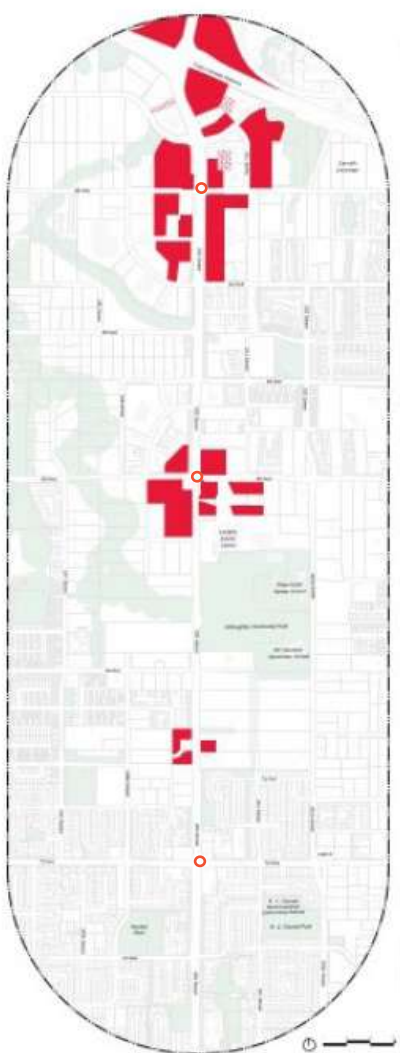


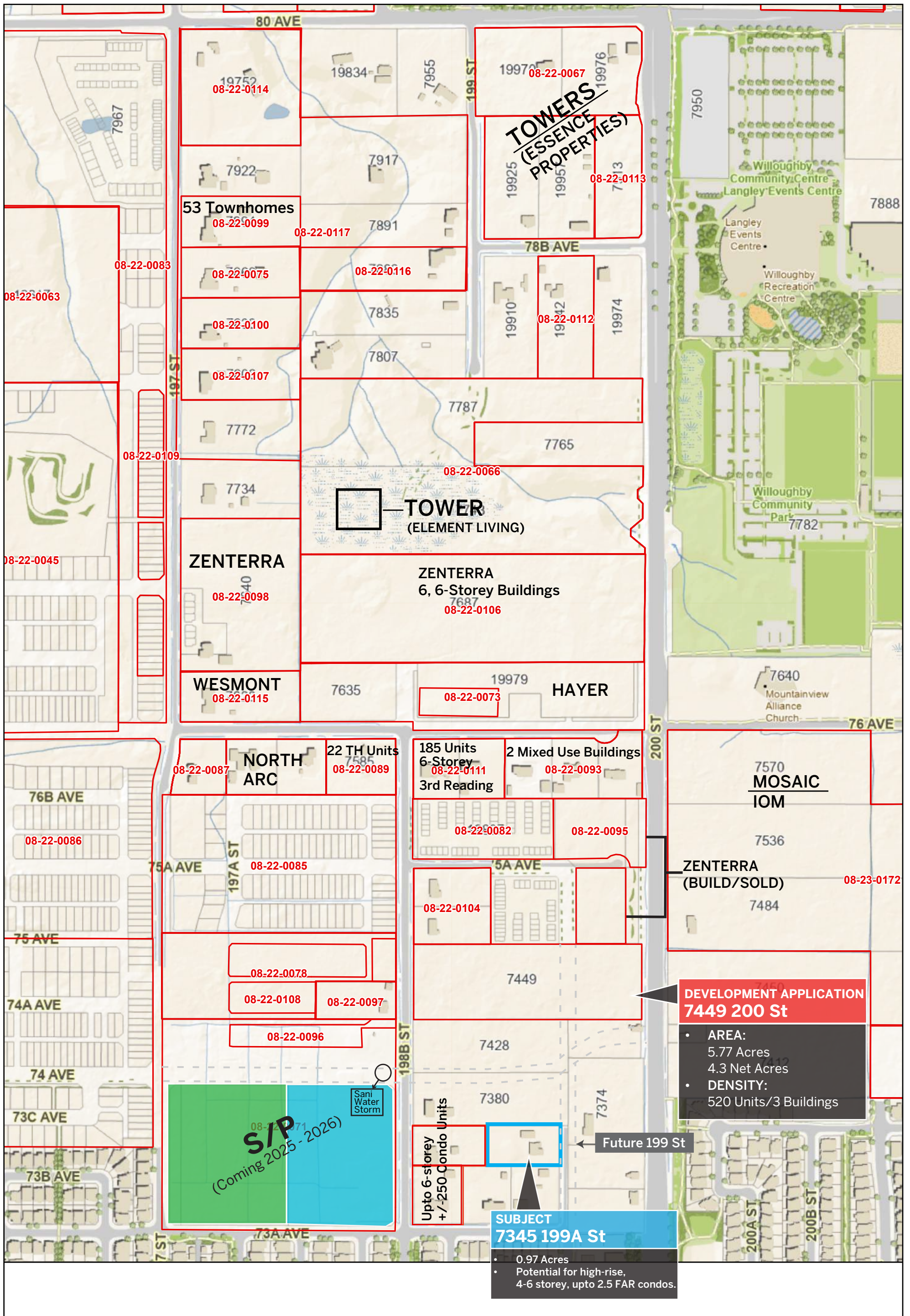
FAR: ~3.0

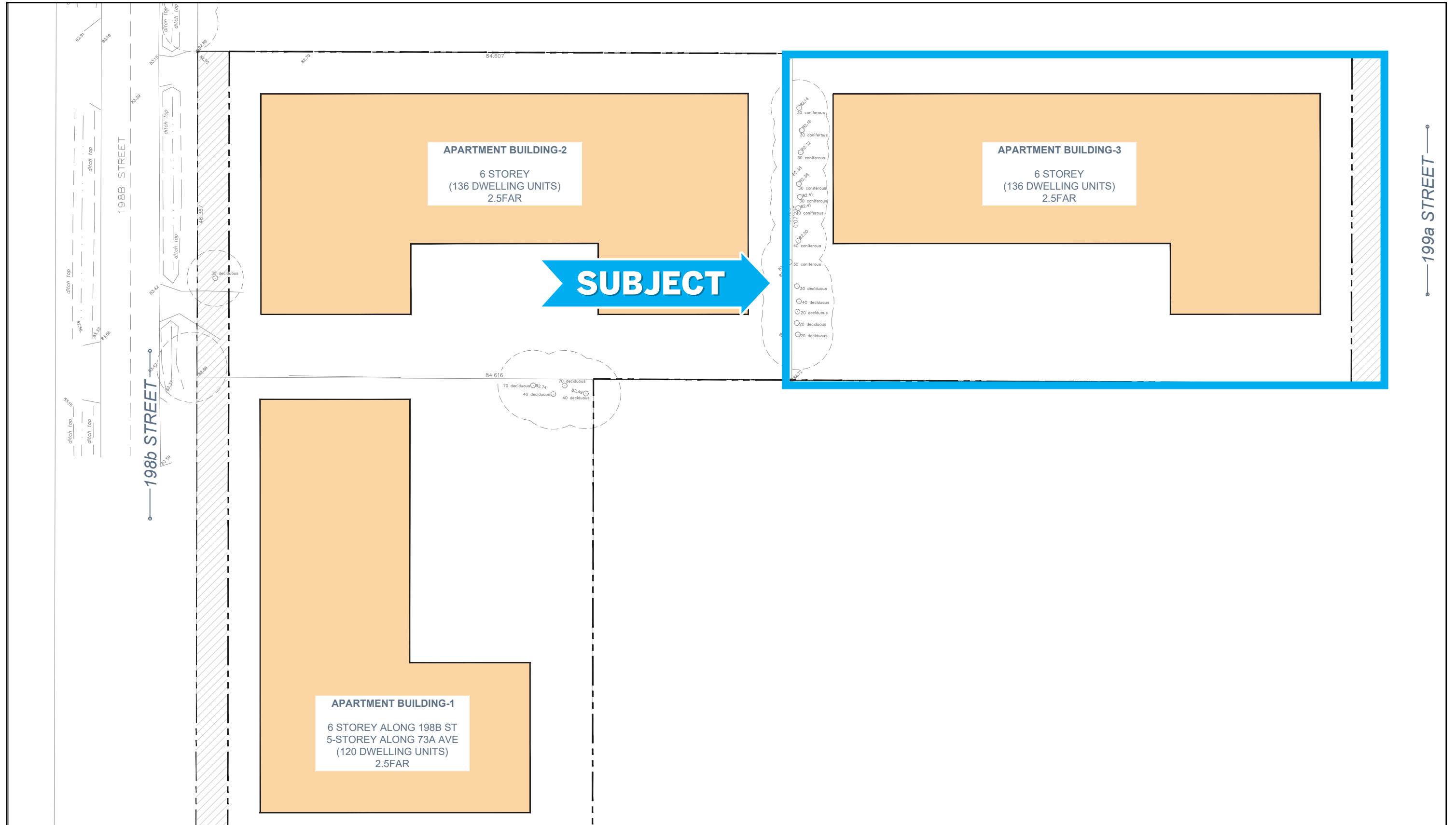
Stories: 6+

Typology: Lowrise Building

Distance from BRT Station: 800m







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

