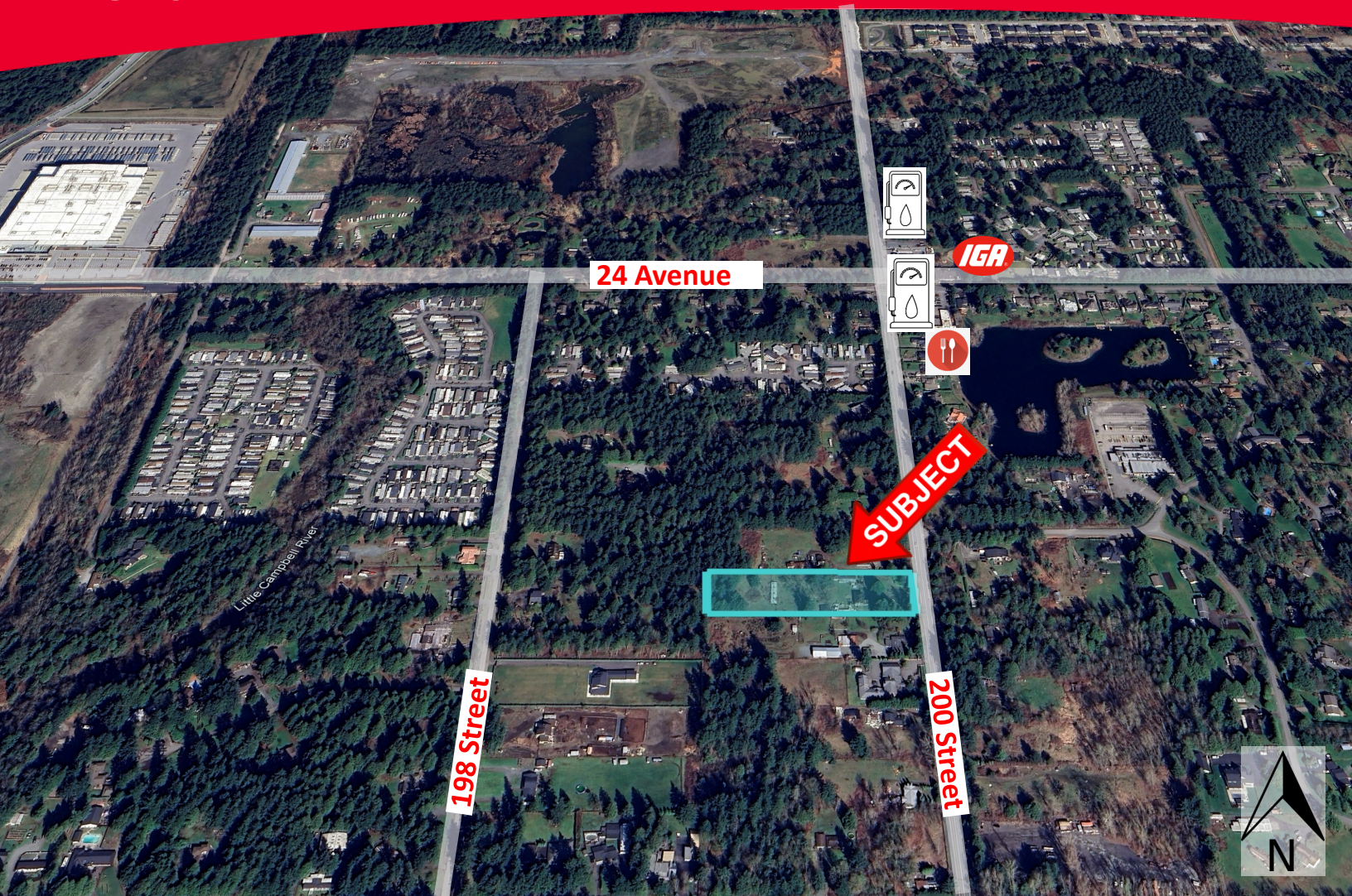


FOR SALE

2161 200 Street,
Langley, B.C.

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Price - \$5,499,000

PROPERTY FEATURES:

Investor/Developer Alert! Rare 2.57-acre flat lot in the highly desirable Brookwood OCP, designated SSMUH (Small Scale Multi-Unit Housing) for minimum 5,000 sq. ft. lots. The property features a fully renovated 7-bedroom, 5-bath home with new flooring, paint, kitchen, bathrooms, and appliances, plus a detached 2-car garage. Additional income opportunities include a 2-bedroom, 1-bath mobile home rented to a long-term tenant and two separate rental suites in the main house—a 1-bedroom loft and a 2-bedroom basement suite. Perfect to live in, rent out for strong cash flow, or hold for future development in one of Brookwood's most sought-after neighborhoods.

Land Size - 2.57 Acres



Ishwinder Ghag
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THE NEIGHBOURHOOD

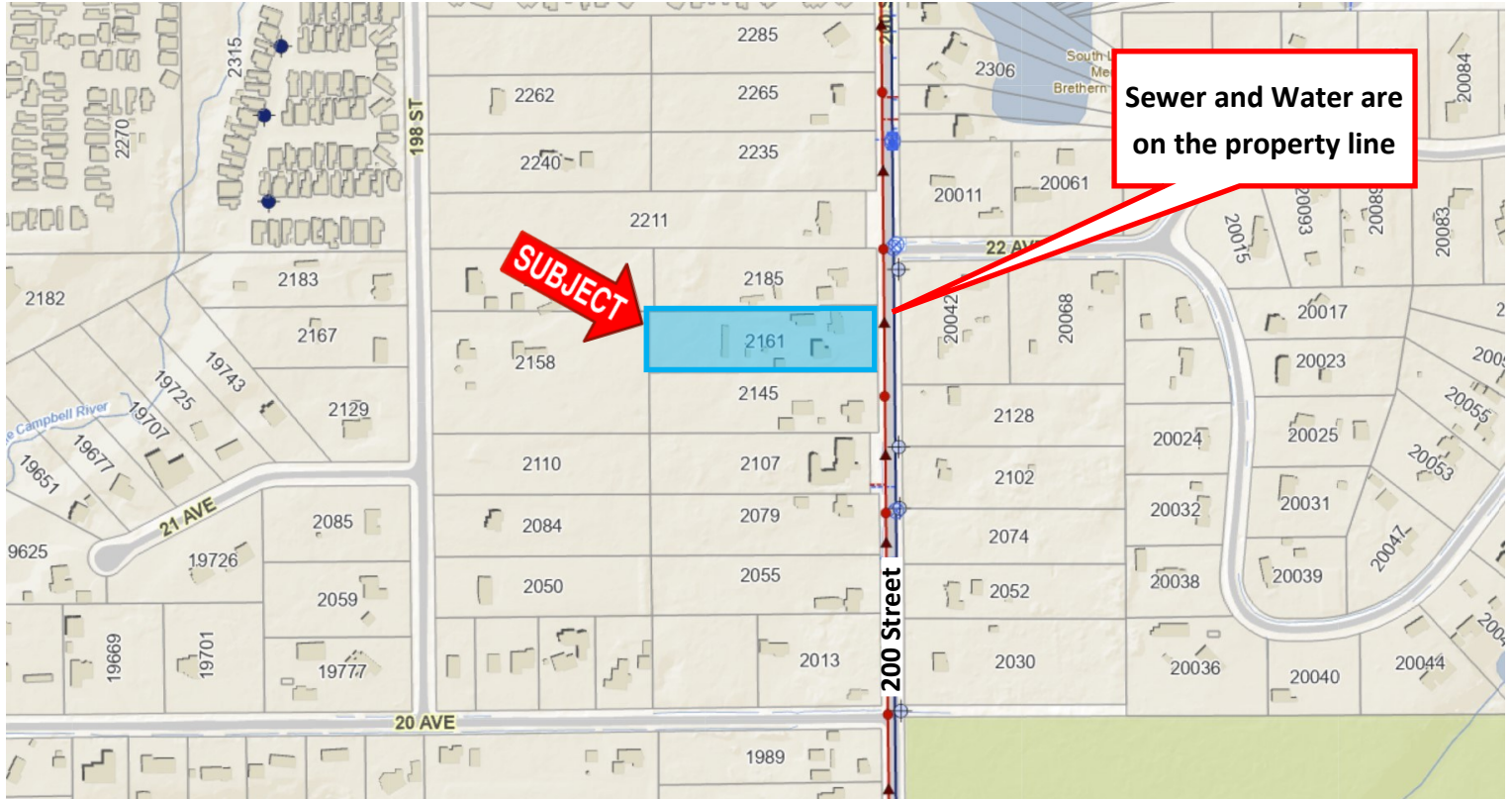


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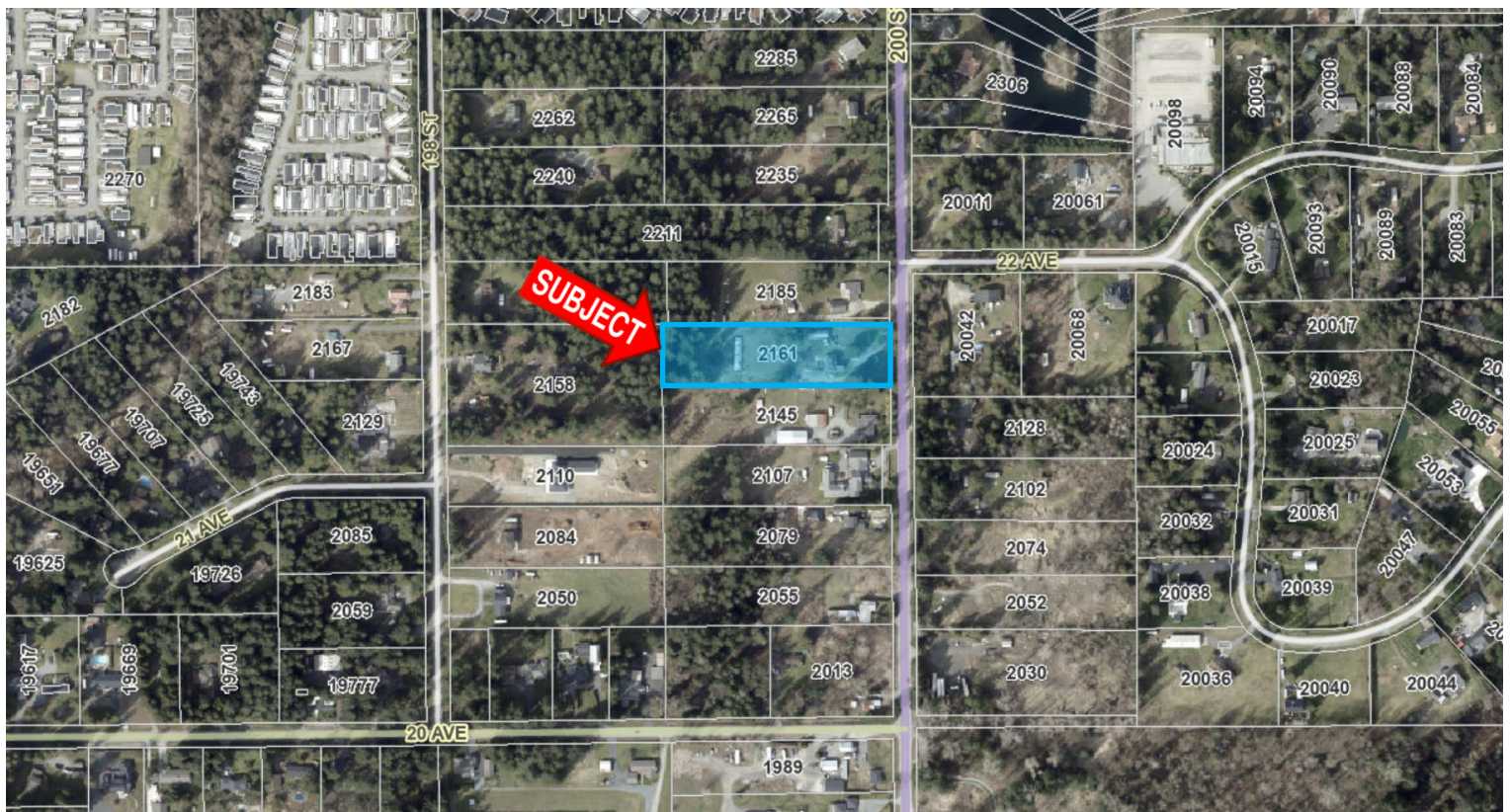
2161 200 Street, Langley, B.C.



INFRASTRUCTURE MAP



Township of Langley Satellite Image



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