

ROYAL LePAGE®
COMMERCIAL™

FOR SALE

20326 & 20350 72 Avenue

MULTI FAMILY DEVELOPMENT PROJECT

1.84 Acres

PRICE: \$10,880,000.00



ROYAL LePAGE®
NATIONAL
CHAIRMAN'S
CLUB™ TOP 1%
2024

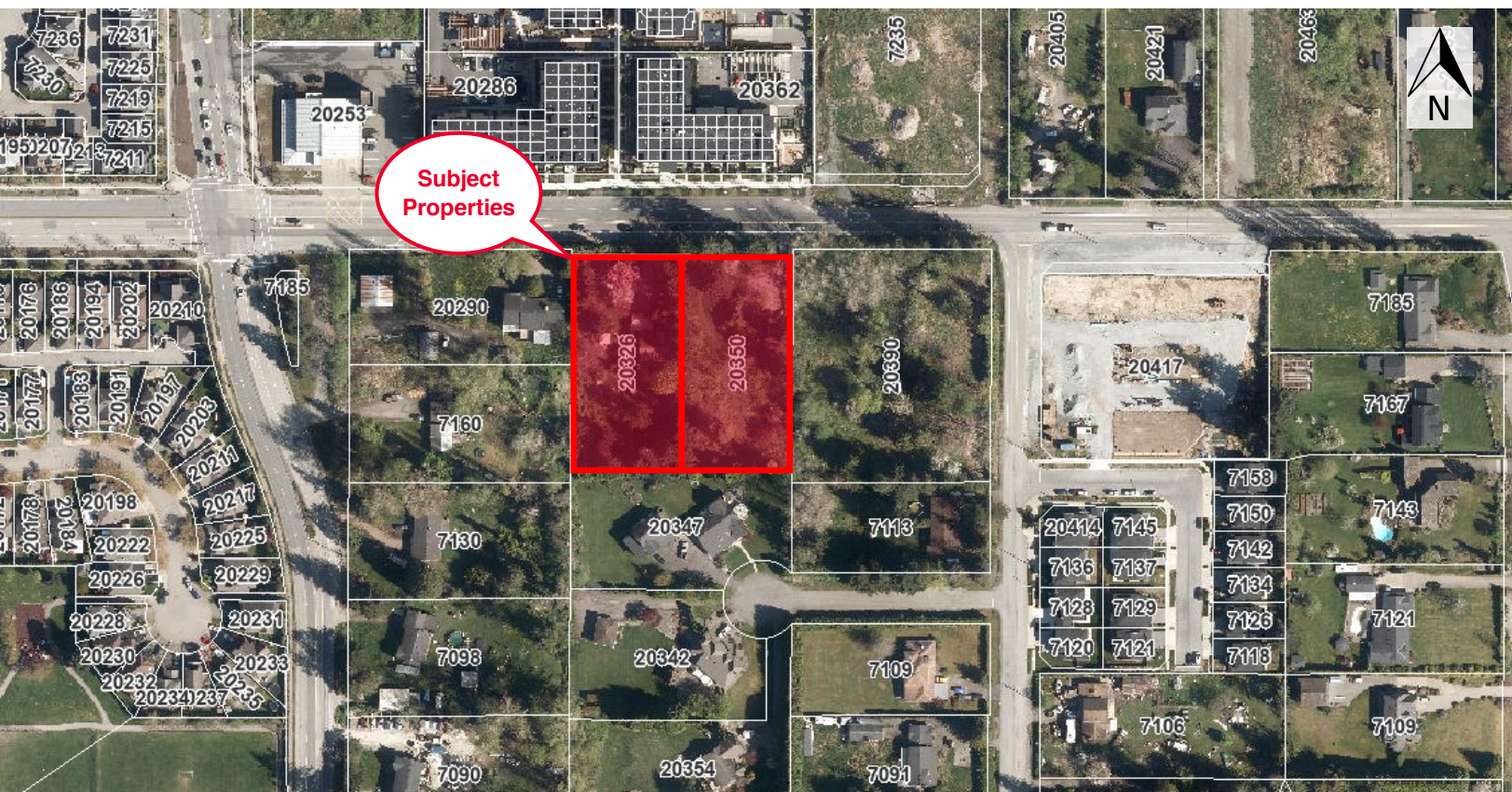
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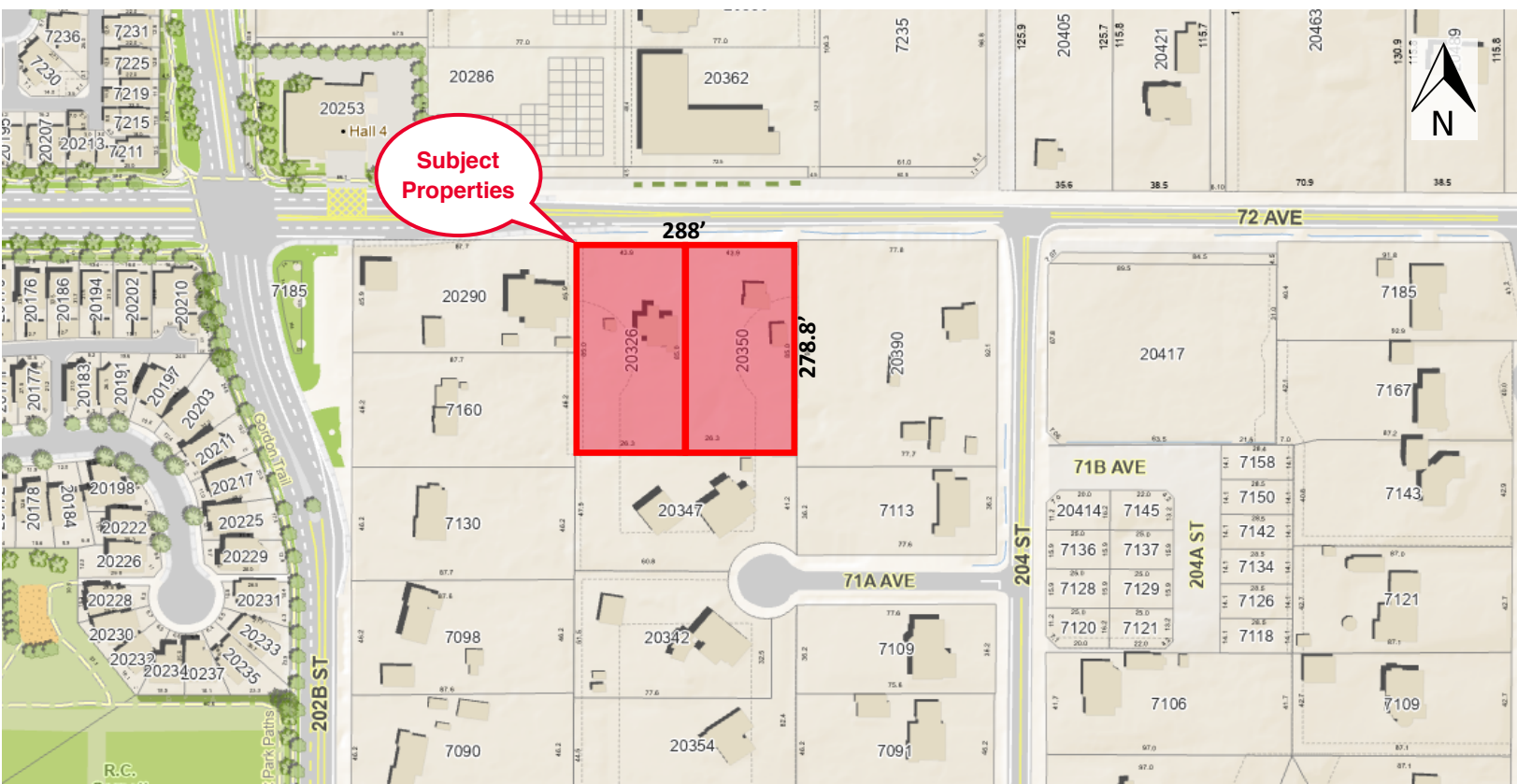
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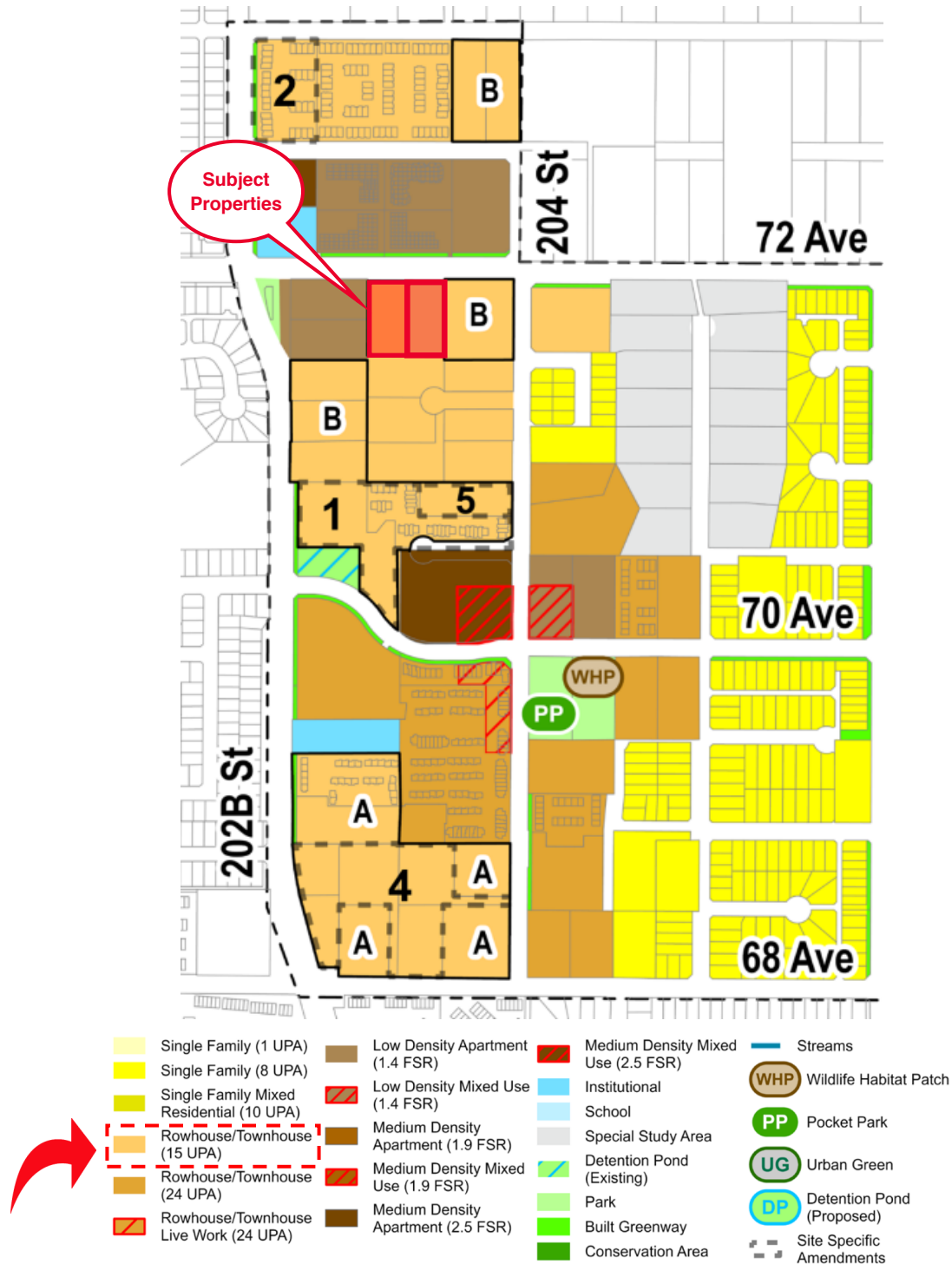
Township of Langley Satellite View (GIS)



Township of Langley Map View (GIS)



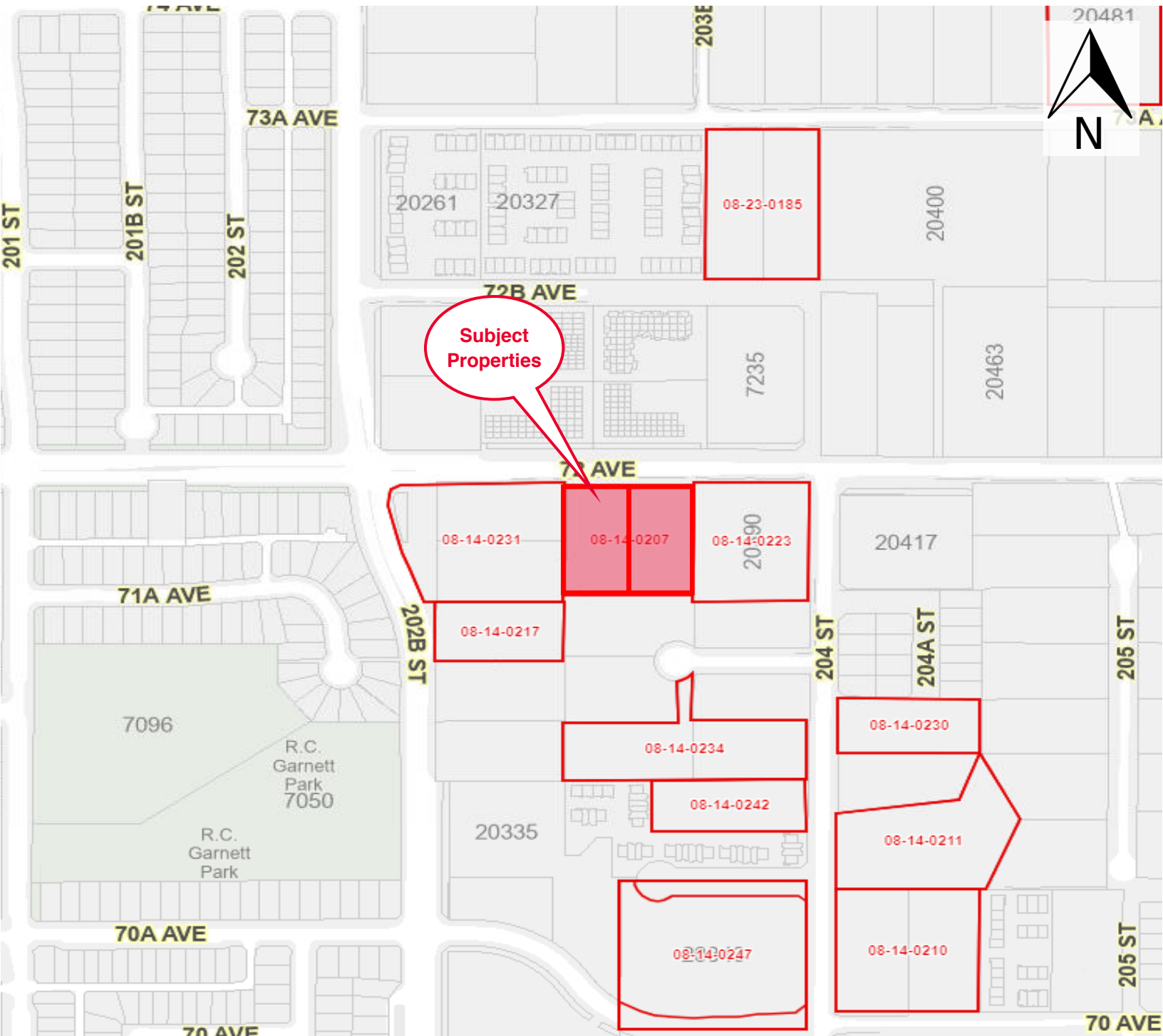
Neighbourhood Land Use Plan



Bonus Density

In Area B, 40 UPA (99 UPH) is permitted if shared underground or structured parking is provided for all townhouse units, or an apartment building (4 story maximum) and townhouses are provided (shared underground or structured parking provided for all units). (Gordon Neighborhood Plan, Bylaw No. 6203)

CURRENT ACTIVE APPLICATIONS



Subject Properties Development Activity

(Project No. 08-14-0207, Application Date: January 29, 2024) – Proposed amendment to the Central Gordon Plan and rezoning from Suburban Residential Zone (SR-2) to a new Comprehensive Development Zone (CD) to permit a **218-unit apartment development**.

Area Development Context Summary – Central Gordon Estate

The subject area within the Central Gordon Estate is experiencing a clear and accelerating transition from low-density suburban residential use to higher-density, master-planned residential development. Multiple recent and active planning applications demonstrate municipal support for residential intensification through townhouse and apartment forms.

Directly beside the subject properties, higher-density apartment development is being actively advanced, reinforcing the transition toward multi-family residential use:

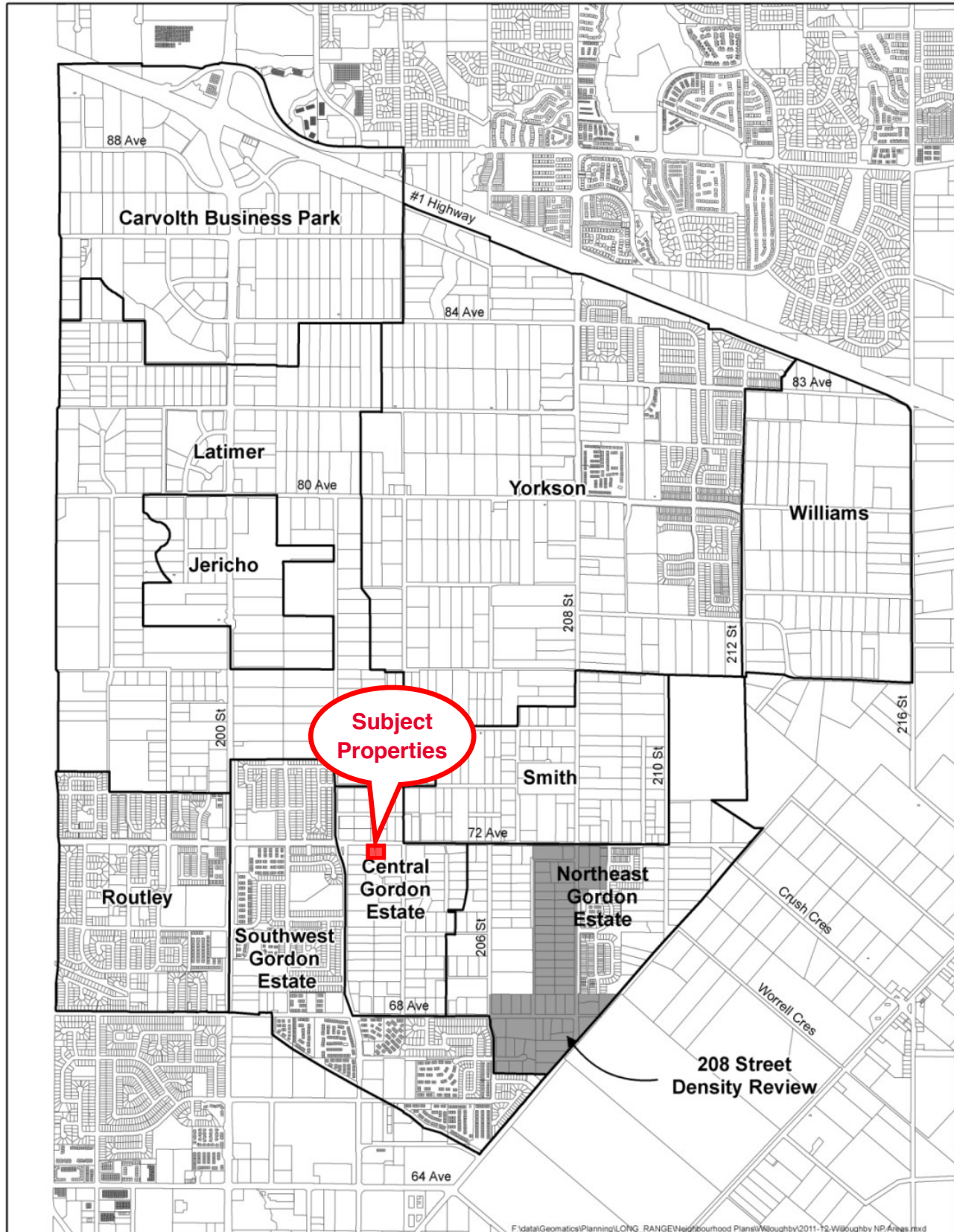
- **7160 & 7185 202B Street and 20290 72 Avenue (Project No. 08-14-0231, Application Date: June 21, 2023)** – Proposed amendment to the Central Gordon Estate Neighbourhood Plan and rezoning from Suburban Residential Zone (SR-2) to a new Comprehensive Development Zone to permit **two six-storey apartment buildings containing 260 units**.
- **20390 72 Avenue (Project No. 08-14-0223, Application Date: December 16, 2024)** – Proposed amendment to the Central Gordon Estate Neighbourhood Plan and rezoning to Comprehensive Development Zone (CD-199) to facilitate the development of **205 apartment units** at a density of **2.5 FSR**.
- **7130 202B Street (Project No. 08-14-0217, Application Date: March 18, 2019)** – Proposed rezoning from Suburban Residential Zone to a Comprehensive Development Zone to permit **nine townhouse units and 31 apartment units**, supported by a Development Permit application.

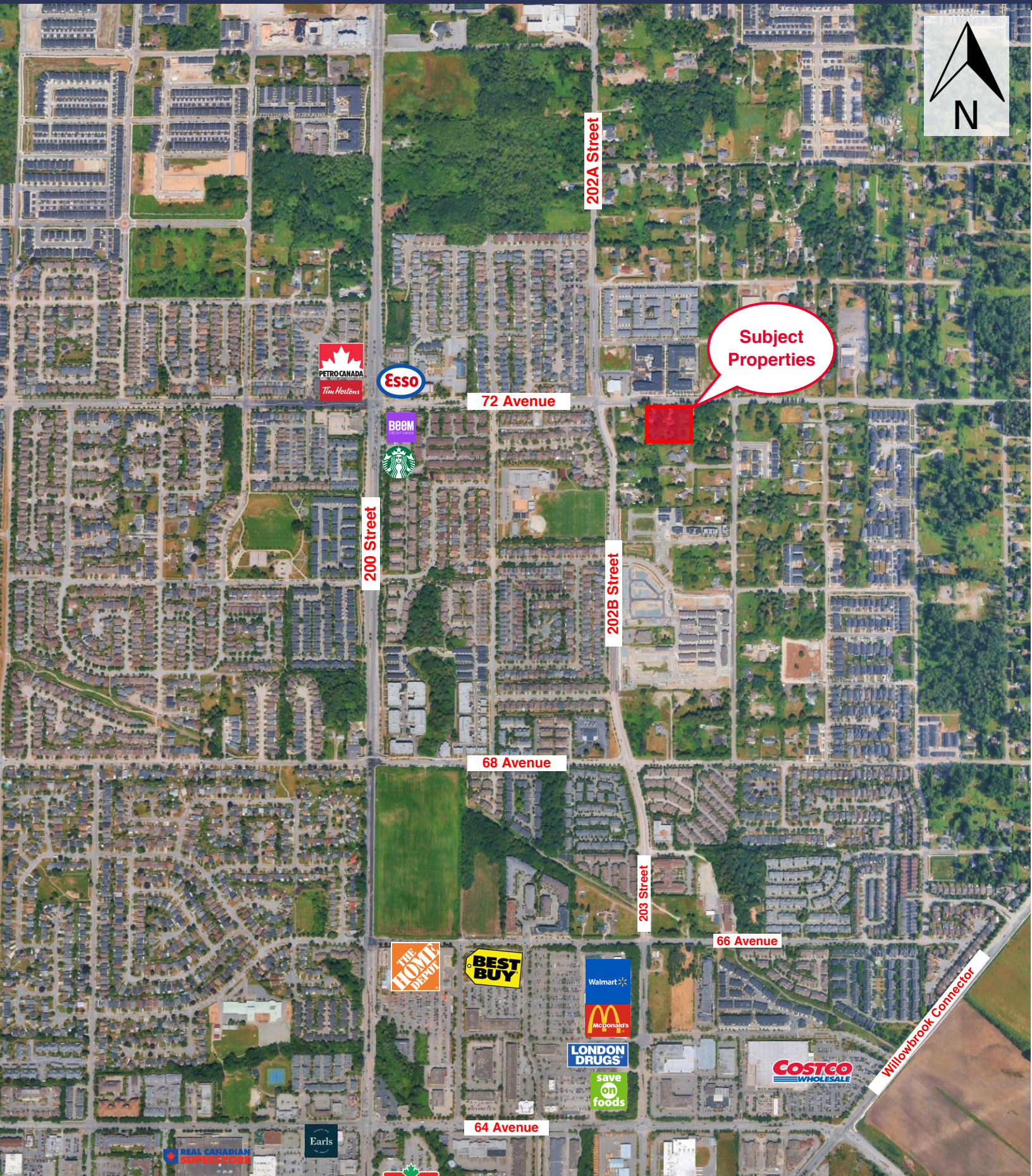
Additional nearby active applications further demonstrate a strong pattern of multi-family-oriented redevelopment within the surrounding area:

- **20354 71A Avenue and 7091 204 Street (Project No. 08-14-0234, Application Date: November 29, 2024)** – Proposed amendment to the Central Gordon Neighbourhood Plan and rezoning from Suburban Residential Zone (SR-2) to a new Comprehensive Development Zone to permit **40 townhouse units**.
- **7065 204 Street (Project No. 08-14-0242, Application Date: January 9, 2024)** – Proposed rezoning from Suburban Residential Zone (SR-2) to a Comprehensive Development Zone (CD) to permit **23 townhouse units**.
- **7007, 7021 & 7033 204 Street (Project No. 08-14-0204, Application Date: April 28, 2021)** – Proposed amendment to the Central Gordon Estate Neighbourhood Plan to facilitate a mixed-use development containing **386 apartment units and ground-floor commercial space for a daycare**, supported by a Development Permit application.

Collectively, these applications illustrate a consistent and coordinated shift toward higher-density residential development within the Central Gordon Estate, reinforcing the area's long-term suitability for townhouse and apartment redevelopment and supporting continued land value appreciation.

Neighbourhood Location





Subject Properties

202A Street

72 Avenue

200 Street

202B Street

68 Avenue

203 Street

66 Avenue

64 Avenue

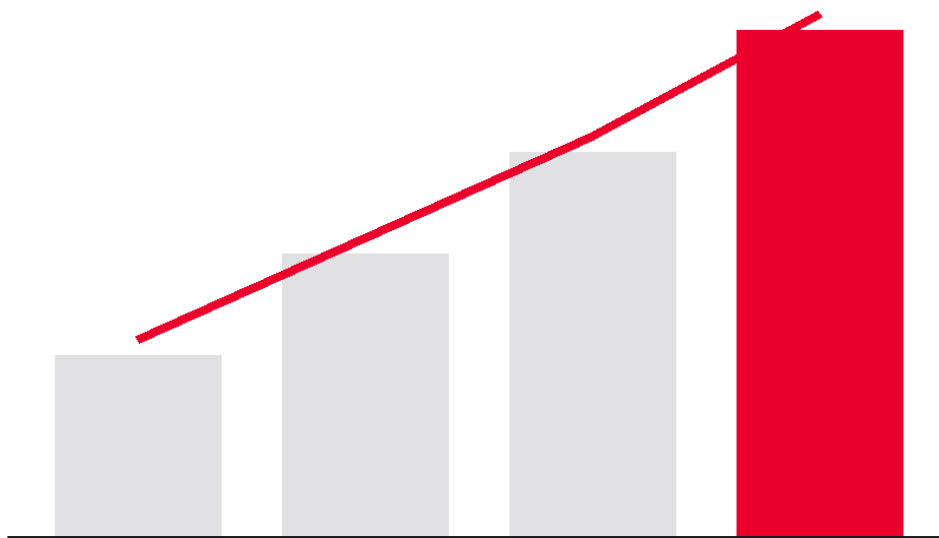
Willowbrook Connector

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