



# For Sale



20642 73A Avenue  
Langley, BC

## Willoughby Development Potential



For more information, please contact:

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# FOR SALE

20642 73A Ave, Langley, BC, V2Y 1V8

## PROPERTY HIGHLIGHTS:

LOT SIZE: 41,818SF (0.96ACRE)

BUILDING SIZE: 1,929SF

YEAR BUILT: 1986

ZONING: CURRENTLY SR-2 MIN 8094M (SUBURBAN RESIDENTIAL)

NCP: SMITH NEIGHBOURHOOD PLAN  
APARTMENT MIXED USE (40 TO 60 UNITS PER ACRE)  
INSIDE THE "NEIGHBOURHOOD CENTRE"

PID: 004-004-213

LEGAL: PLAN NWP71645 LT 1 PART S1/2 SEC 23 TOWNSHIP 8 NEW WESTMINSTER LAND DISTRICT

PROPERTY TAX: \$9,796.95 (2019)

BC ASSESSMENT: \$3,178,000 (2021)

## PROPERTY DESCRIPTION:

GREAT DEVELOPMENT POTENTIAL PROPERTY WITH HOLDING INCOME. CORNER LOT. ASSEMBLY MAYBE POSSIBLE WITH SURROUNDING LOTS. UNDER THE NEIGHBOURHOOD PLAN, 73A AVENUE IS DESCRIBED AS A "HIGH STREET" TO REFLECT SMALL SCALE STOREFRONT CHARACTER OF A SMALL TOWN COMMERCIAL CORE.

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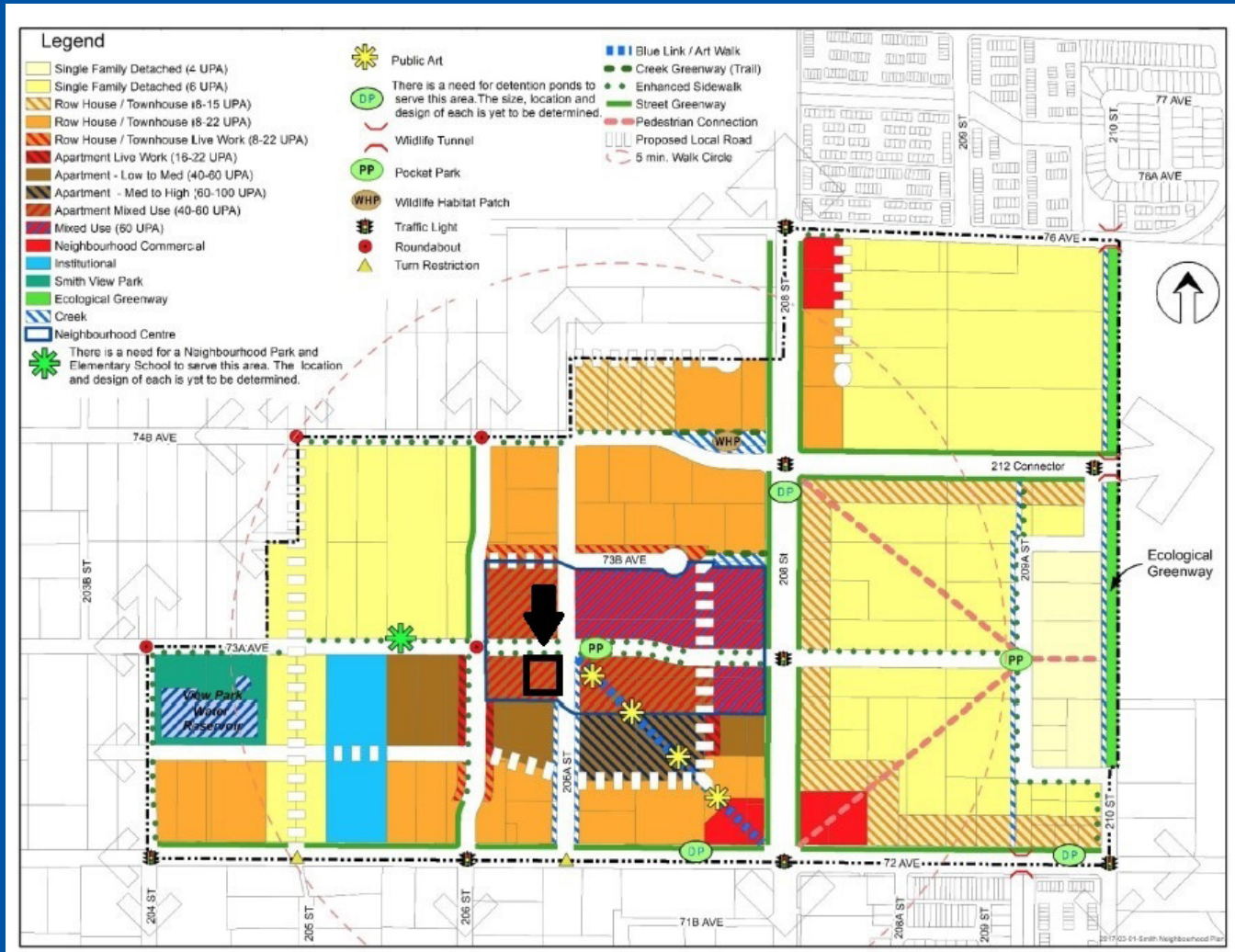
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The Plan was approved in 2017. Property is marked with black outline with arrow. Property to the West and property to the South maybe assembled.

20731 72 Ave (5 acre) was sold to a developer in 2018.

In 2017 a different developer group has tried to assemble 5 properties including 20642 73A Ave.

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