



Development Opportunity



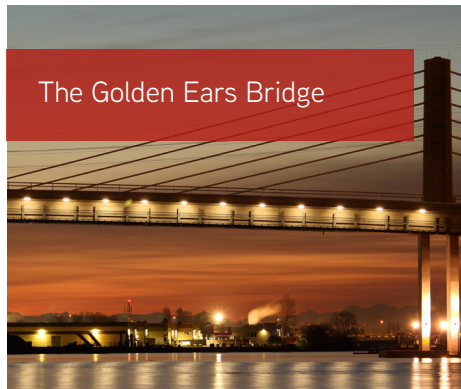
Wesgroup's Gateway 200 Business Park



Frontage along 86 Avenue



Nearby amenities including Colossus Langley Cinemas



The Golden Ears Bridge

CONTACT US

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DEVELOPMENT HIGHLIGHTS

- > 9.62-acre vacant site
- > Split-designation allowing development of approx. 6 acres:
 - Industrial/Commercial (4 acres)
 - Residential (2 acres)
 - Balance as Conservation Area/Greenway/Bikeway
- > Minimal servicing costs
- > Strategically located adjacent Gateway 200 Business Park, just 3 blocks from Highway 1
- > Asking Price: \$5,900,000 (\$613,000 per acre)

19708 86 Avenue
Langley, BC

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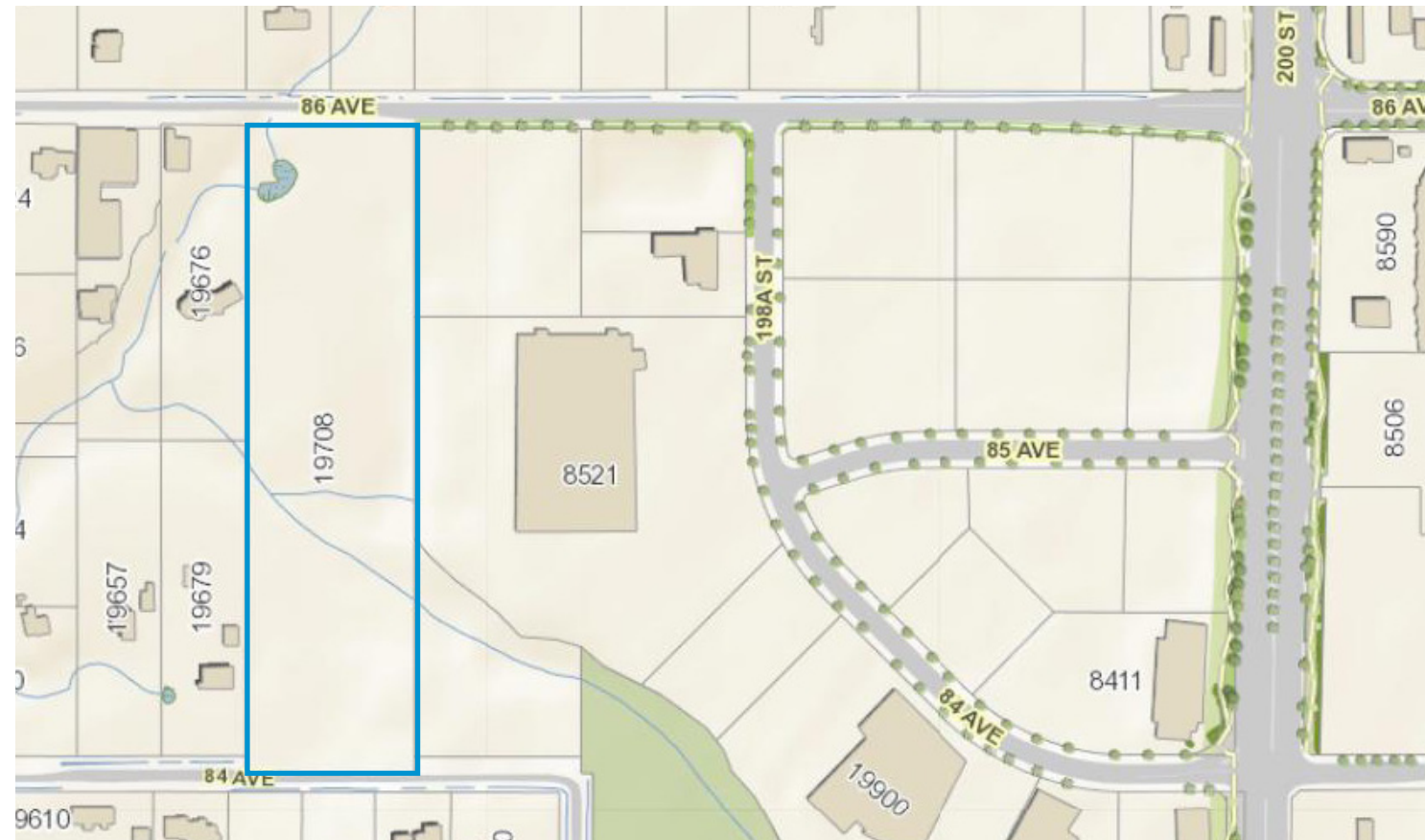


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SALIENT FACTS

Civic Address:	19708 86th Avenue, Langley, B.C.
Legal Address:	Lot 14 Plan NWP1093 Land District 36 Section 27 Township 8 PID: 002-112-698
Location:	Located on the south side of 86th Avenue between 198A Ave and 196th Avenue.
Site Area:	9.62 acres (419,200 SF)
Total Assessment:	\$3,125,000
Gross Taxes (2013):	\$18,975.44
Current Zoning:	SR-2 Suburban Residential
OCP	As a result of Latimer Creek Tributary, the property falls within two separate area plans.

SITE PLAN



NORTHERN PORTION

Calvorth Neighbourhood Plan

This portion of the property is designated in the draft Calvorth Neighbourhood Plan as Flex Employment I. The intent of the Flex Employment I designation is to ensure an adequate supply of land that supports a diverse mix of employment generators. Uses and requirements in the Flex Employment I designation include:

- > Research and development laboratories.
- > Warehousing and distribution.
- > Light manufacturing uses wholly enclosed within buildings.
- > Public Works Yard

Conservation Area/Greenway/Bikeway

SOUTHERN PORTION

Latimer Neighbourhood Plan

This portion of the property is designated in the draft Latimer Neighbourhood Plan as Single Family Residential 2. The intent of this designation is to allow up to 4 units per acre.

CALVORTH NEIGHBOURHOOD PLAN

