



Commercial Development Site

Lot 2B 80A Avenue & 200 Street
Langley, BC

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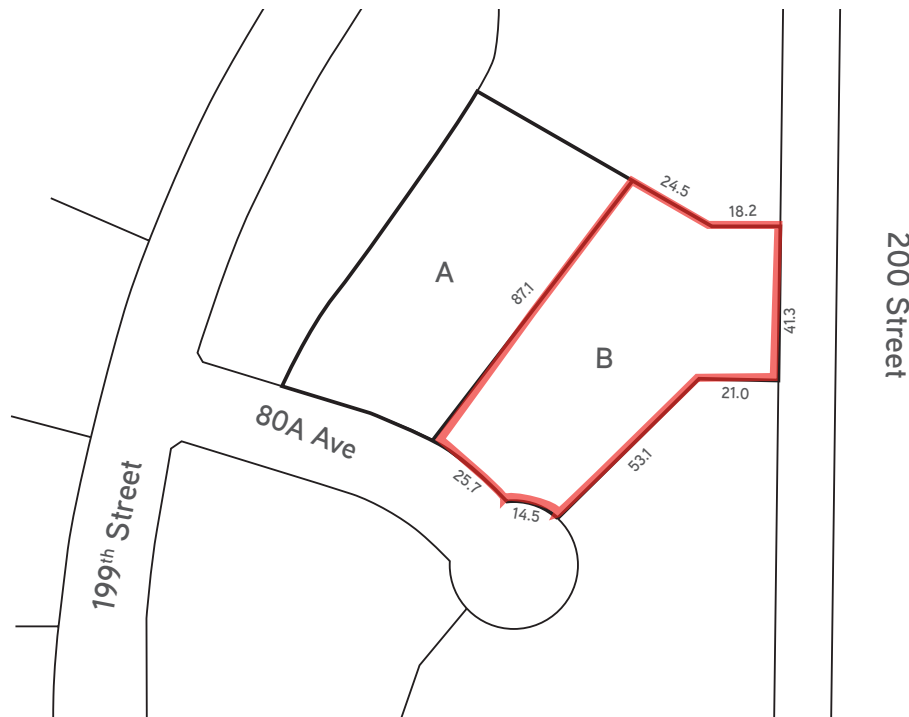
DEVELOPMENT HIGHLIGHTS

- > 1.07-acre commercial development site located in Langley's Latimer neighborhood
- > Within close proximity to Langley Park & Ride, Langley Events Centre, services and amenities
- > Potential for +/- 48,200 buildable square feet within a master planned business park
- > Asking price: \$1,450,000

SALIENT FACTS

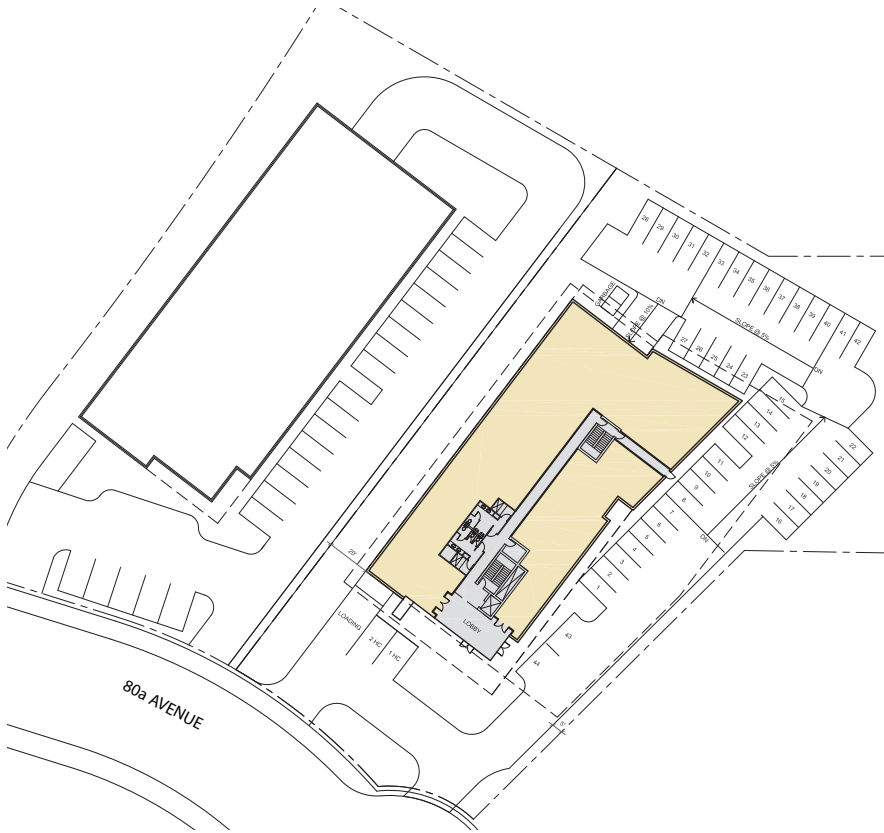
The Opportunity:	To purchase a 100% interest in a serviced, commercial development site located within minutes of the new 200 street interchange on Highway 1.
Civic Address:	Lot 2B 80A Avenue, Langley, BC
PIDs:	029-053-650
Location:	Located on the west side of 200 th Street at 80A Avenue in the Latimer neighborhood within the Willoughby sub area.
Site Area:	46,609 SF (1.07 acres)
Site Description:	Fully serviced lot with exposure to 200 th Street.
Current Zoning:	CD-57 (Comprehensive Development Zone)
OCP:	The Willoughby Community Plan and Latimer Neighbourhood Plan identifies Land Use for the property as Commercial.
Property Taxes (2014):	\$ 23,164.16
Asking Price:	\$ 1,450,000

SITE SURVEY



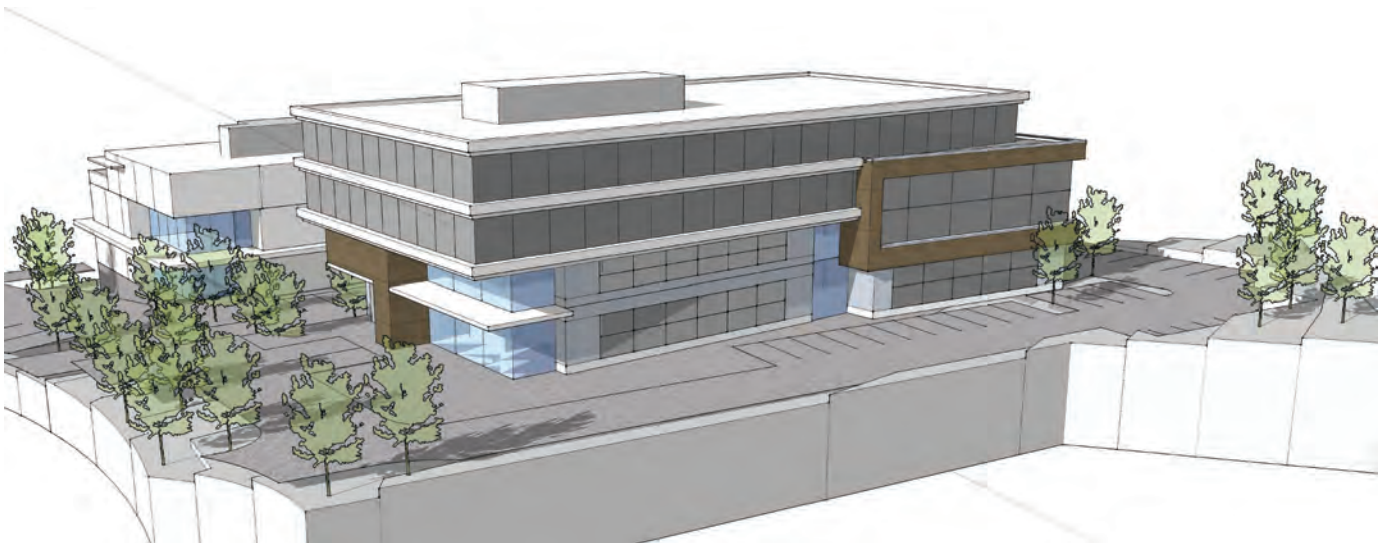
FOR SALE > Lot 2B 80A Avenue & 200 Street, Langley

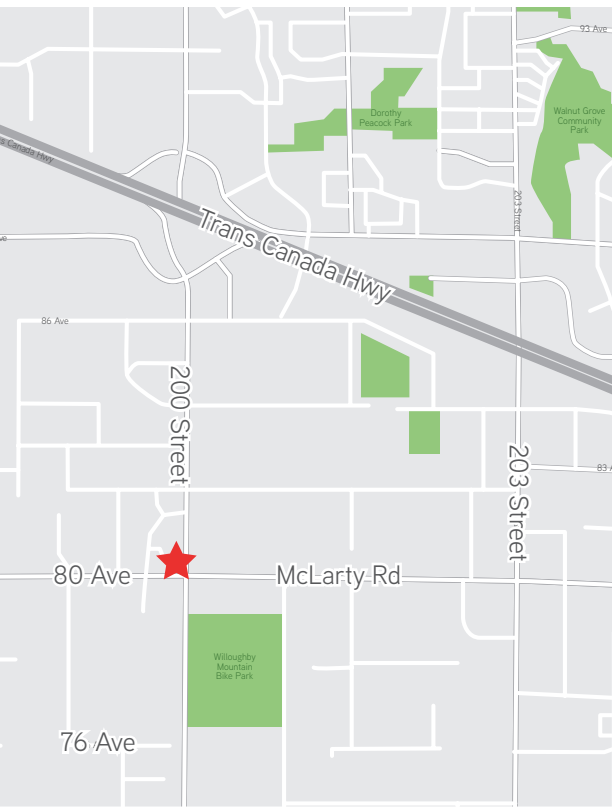
PROPOSED SITE PLAN



FSR	1.06
Site Coverage	29%
Site Area	49,583 SF
Building Height	53 F
Building Area	+/- 48,800 SF
Ground Floor Area	11,800 SF
Second Floor Area	11,800 SF
Third Floor Area	13,300 SF
Fourth Floor Area	12,900 SF
Parking	+/- 150 Spaces +/- 3 per 1000 SF
At Grade	+/- 46 Spaces
Below Grade	+/- 104 Spaces

NORTH EAST PROPOSED PERSPECTIVE





LANGLEY 200 STREET CORRIDOR

This desirable location is home to national and international businesses which include KPMG, Grant Thornton, Deloitte, Fraser Health and many more.

DRIVE TIME

Downtown Vancouver	35 minutes
Abbotsford	30 minutes
Maple Ridge	20 minutes
Surrey City Centre	20 minutes

SITE CONTEXT PLAN



CONTACT US

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