

# FOR SALE

5.73 ACRE MIXED-USE DEVELOPMENT SITE

20487 65<sup>th</sup> Avenue  
Langley, BC



LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 219 unit mixed use residential and commercial project
- 83 townhomes, 116 condominiums and 20 commercial units
- 3<sup>rd</sup> reading approved September 2014
- Complete due diligence data room available

For more information  
PLEASE CONTACT:

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[www.FLRE.ca](http://www.FLRE.ca)

# FOR SALE

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## OPPORTUNITY

This offering presents an opportunity to purchase a 3rd reading townhouse and mixed use (residential condo & ground floor commercial) site in Willowbrook.

## LOCATION

Willowbrook is located in the south eastern portion of Willoughby, the fastest growing neighborhood in the Township of Langley, estimated to quadruple its population by 2041 to 80,000 residents.



FOR MORE INFORMATION CALL 604.687.8300



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## PROJECT SUMMARY

The CD-103 zoning was given 3rd reading for 199 strata title residential units and 20 strata titled commercial retail/office units on September 8, 2014. A building permit was submitted March 31, 2015 and is currently under review.

- 83 ground oriented townhomes
- 116 residential condominium units
- Over 19,500 sf of street front office and commercial space
- 1 amenity building including a caretaker suite
- Over \$1 million in consulting costs included in purchase
- Share sale opportunity

## PROJECT DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon receipt of a signed confidentiality agreement:

- Appraisal
- Geotechnical reports
- Plans and Drawings
- Project Summary
- Rendering
- Rezoning information
- Title and surveys

Please contact the listing brokers to obtain a confidentiality agreement for access to the data room containing the above documents.

## ASKING PRICE & TIMING

Please contact the listing brokers for pricing recommendations and timing.

## PROJECT LAYOUT



# FRONTLINE

REAL ESTATE SERVICES

The Frontline Development Land Team is composed of two of Frontline's Partners: Justin Mitchell and Owen Yates. The team is supported by the Frontline support team including the sector's Client Service Coordinator, Kerriann Reimer, and Frontline's Director of Marketing, Ande Kuric.



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Frontline Real Estate Services Ltd. is a full-service real estate agency offering real estate broker and marketing services across the Fraser Valley, BC.

Come visit us at our office, conveniently located on 200th Street right off Highway 1.

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