



Southeast proposed perspective

FSR	Between 1.5-3.0
Site Area	87,126 SF
Building Height	From 3-12 storeys
Allowable Uses	All uses within CD-57 Bylaw as well as financial institutions, medical and professional offices, retail stores, restaurants and cafés, fitness centres, grocery stores and more. Contact agent for extensive list of allowable uses for Lot 1.

SITE CONTEXT PLAN



CONTACT US

JASON TEAHEN*
604 661 0847
jason.teahen@colliers.com

DYLAN SOHI
604 661 0818
dylan.sohi@colliers.com

COLLIERS INTERNATIONAL
Suite 1850, 13450-102nd Ave
Surrey, BC V3T 5X3
604 681 4111
www.collierscanada.com

FOR SALE
HIGH DENSITY
MIXED-USE
DEVELOPMENT SITE

**Lot 1 80 Avenue & 200 Street,
Langley, BC**



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2015. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). *Personal Real Estate Corporation. JS062015



JASON TEAHEN*
604 661 0847
jason.teahen@colliers.com

DYLAN SOHI
604 661 0818
dylan.sohi@colliers.com

COLLIERS INTERNATIONAL
Suite 1850, 13450-102nd Ave
Surrey, BC V3T 5X3
604 681 4111
www.collierscanada.com

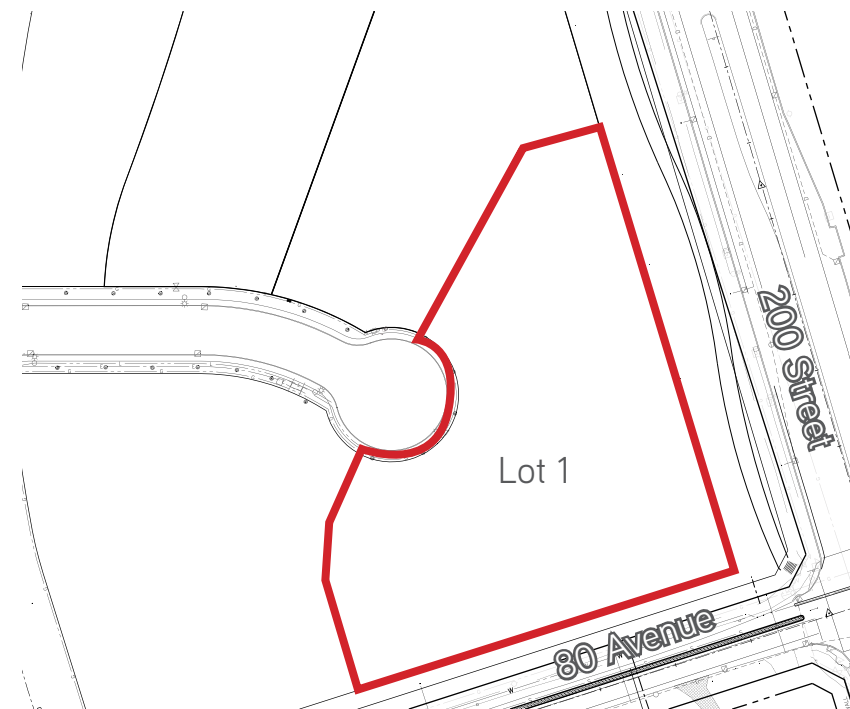
FOR SALE > Lot 1 80 Avenue & 200 Street, Langley

OPPORTUNITY

To purchase a 100% interest in a serviced, commercial development site located within minutes of the 200 Street Interchange on Highway 1.

LOCATION - 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.



DEVELOPMENT HIGHLIGHTS

- > 2.0 acre development site located in Langley's Latimer neighborhood
- > Within close proximity to Langley Park & Ride, Langley Events Centre, services and amenities
- > Corner site with excellent exposure
- > Potential for a mixed use development which may include retail, office and/or residential



SALIENT FACTS

Civic Address:	Lot 1 80 Avenue, Langley, BC
PID:	026-056-879
Location:	Located on the northwest corner of 200 th Street and 80 Avenue in the Latimer neighborhood within the Willoughby sub area.
Site Area:	87,126 SF (2.0 acres)
Site Description:	Fully serviced development ready lot at the corner of 80 Avenue and 200 th Street.
Current Zoning:	CD-57 (Comprehensive Development Zone)
NCP:	The Willoughby Community Plan and Latimer Neighbourhood Plan identifies Land Use for the property as Mixed-Use.
Property Taxes (2015):	\$ 52,646.11
Asking Price:	\$ 5,800,000

