



**CUSHMAN &
WAKEFIELD**

FOR SALE
19679 84TH AVENUE
LANGLEY, BC



- 2.35 acre Development Site
- Designated Use
 - Up to 4 units per acre
- Approved NCP - “Latimer” Langley

Check out the virtual tour
<http://www.cotala.com/15162>

DEVELOPMENT LAND SPECIALISTS

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OPPORTUNITY

19679 84th Avenue is a 2.35 acre development site located in the heart of the Latimer NCP which has now been adopted by the Township of Langley.

The site is improved with a 4 bedroom home allowing for potential income until the re-development of the site. Considering the diversity of the Latimer NCP along with recent sales in the immediate neighborhood the subject site is well priced and makes for a perfect holding/development property.

LOCATION

The subject property is located on the north side of 84th Avenue, east of 196th Street. This quadrant of the plan represents an important part of the Latimer NCP which is comprised of a variety of housing including townhouse and high density apartment development. The 200th Street Corridor will see an abundance of mixed use developments including the advancement of several retail amenities such as grocery stores, banks, drug stores and coffee shops all of which contribute to completely self-sufficient neighborhood concept.

LOCAL DEVELOPMENTS & AMENITIES

This quadrant of Latimer NCP will become a part of the growing Gateway to Langley community. The site will benefit from the substantial traffic counts along 200th Street and from the advancement of rapid transit serving the area.

THE PROPERTY

Site Size	2.35 acres
Asking Price	\$2,499,000
Taxes	\$5,956.13 (2015)
Dimensions of Lot	165 feet x 619 feet
NCP	Latimer
Designation	Up to 4 units per acre

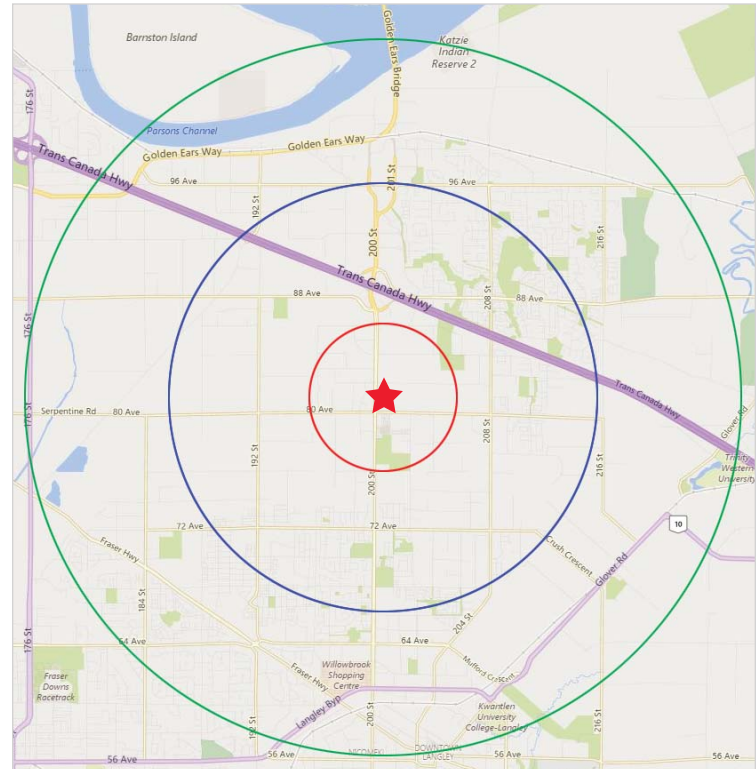


DEMOGRAPHICS

The Latimer Community will truly become the Gateway to the Township of Langley. The projected demographic information suggests that high density housing along the 200th Street corridor with an abundance of mixed use commercial sites in the immediate area will be a new future for Langley residents.

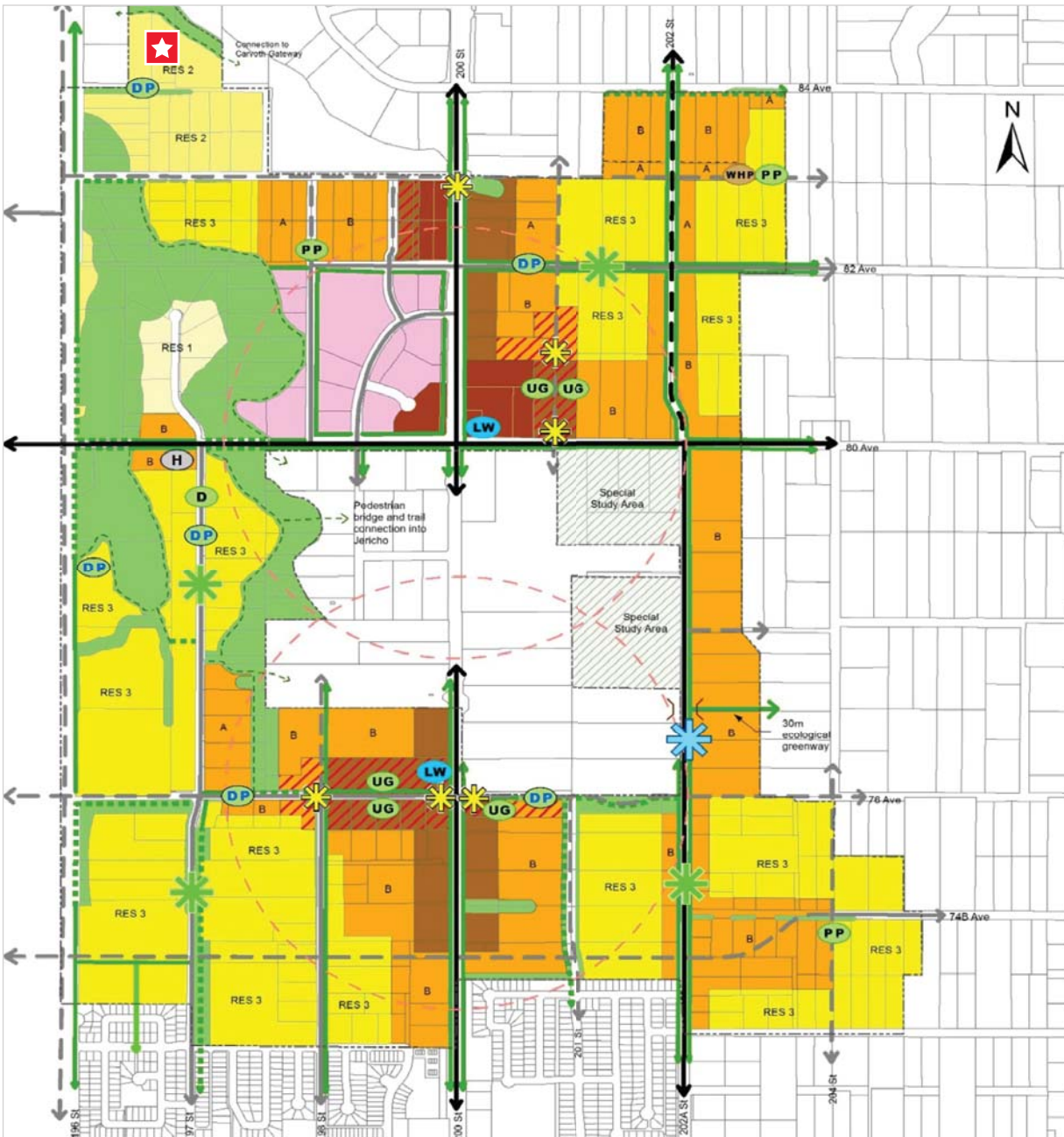
The subject site is located blocks away from one of Latimer's 5 minute walking circles allowing for new residents to walk to the several amenities in the immediate area. Walking neighborhoods will allow residents to leave their cars at home in order to walk to nearby grocery stores and coffee shops while considering transit as a viable option to get to work.

DEMOGRAPHIC INFORMATION	1 KM	3 KM	5 KM
POPULATION (2015 ESTIMATED)	1,223	42,128	90,045
POPULATION (2020 PROJECTED)	2,155	50,457	102,275
MEDIAN AGE	38.0	36.5	36.2
AVG. HOUSEHOLD INCOME (2015 EST.)	\$108,541	\$106,782	\$105,123



ASK AGENTS FOR A DISCLOSURE OF MATERIAL LATENT DEFECT FORM PRIOR TO WRITING OFFERS.













FOR MORE DEVELOPMENT RELATED INFORMATION PLEASE VISIT WWW.TOL.CA






* For more information on the NCP - please visit www.tol.ca
Plan Downloaded from tol.ca

 **SUBJECT SITE**

DESIGNATED USE

	Single Family Residential 1 (1 upa)
	Single Family Residential 2 (up to 4 upa)
	Single Family Residential 3 (5-8 upa)
	Rowhouse/Townhouse A (8-15 upa)
	Rowhouse/Townhouse B (8-22 upa)
	Live-Work (Townhouse) (16-22 upa)
	Apartment (40-60 upa)
	Apartment - Mixed Use (40-60 upa)
	Mixed Use
	Business Office Park
	Special Study Area
	Streamside Protection and Enhancement Areas

-  There is a need for a Neighbourhood Park and Elementary School to serve this quadrant. The location and design of each site is yet to be determined.
-  There is a need for a Neighbourhood Park and Middle School to serve this area. The location and design of each is yet to be determined.
-  There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.

-  Wildlife Habitat Patch
-  Dog Off-Leash Park
-  Pocket Park
-  Urban Green
-  Living Wall
-  Heritage Site or Property
-  Public Art

-  Existing Arterial
-  Proposed Arterial
-  Existing Collector
-  Proposed Collector
-  Creek Greenway (Trail)
-  Enhanced Sidewalk
-  Recreational Greenway
-  Street Greenway
-  Wildlife Tunnel
-  5 min. Walk Circle



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