

20025 91A AVENUE

LANGLEY, BC



2.25 ACRE DEVELOPMENT SITE
DIRECT EXPOSURE TO 200TH STREET CORRIDOR

FOR SALE



MIKE HARDY
COMMERCIAL SALES & LEASING
604.608.5912
michael.hardy@ca.cushwake.com

20025 91A AVENUE, LANGLEY, BC

2.25 Acre Development Site Direct Exposure to 200th Street Corridor

OPPORTUNITY

To acquire a 2.25-acre development site with direct exposure to the 200th Street corridor. The subject property is located directly north of the 200th Street Interchange and will become a part of the rapid commercial expansion that has been taking place in the surrounding community. The site is currently zoned PI (Civic Institutional) which permits a wide variety of uses including senior's retirement facilities and assembly uses. Recently there have been a number of commercial re-zoning applications in the immediate area which have set a precedent for additional commercial zoning options.

The site is currently occupied by the Northwest Langley Baptist Church who may wish to rent back the site for a period of time to allow them to re-located their existing facilities.

PARCEL INFORMATION

ADDRESS	20025 91A Avenue, Langley, BC
SIZE	97,052 sf
ZONING	PI (Civic Institutional)
GROSS TAXES	N/A (church use)



LOCATION

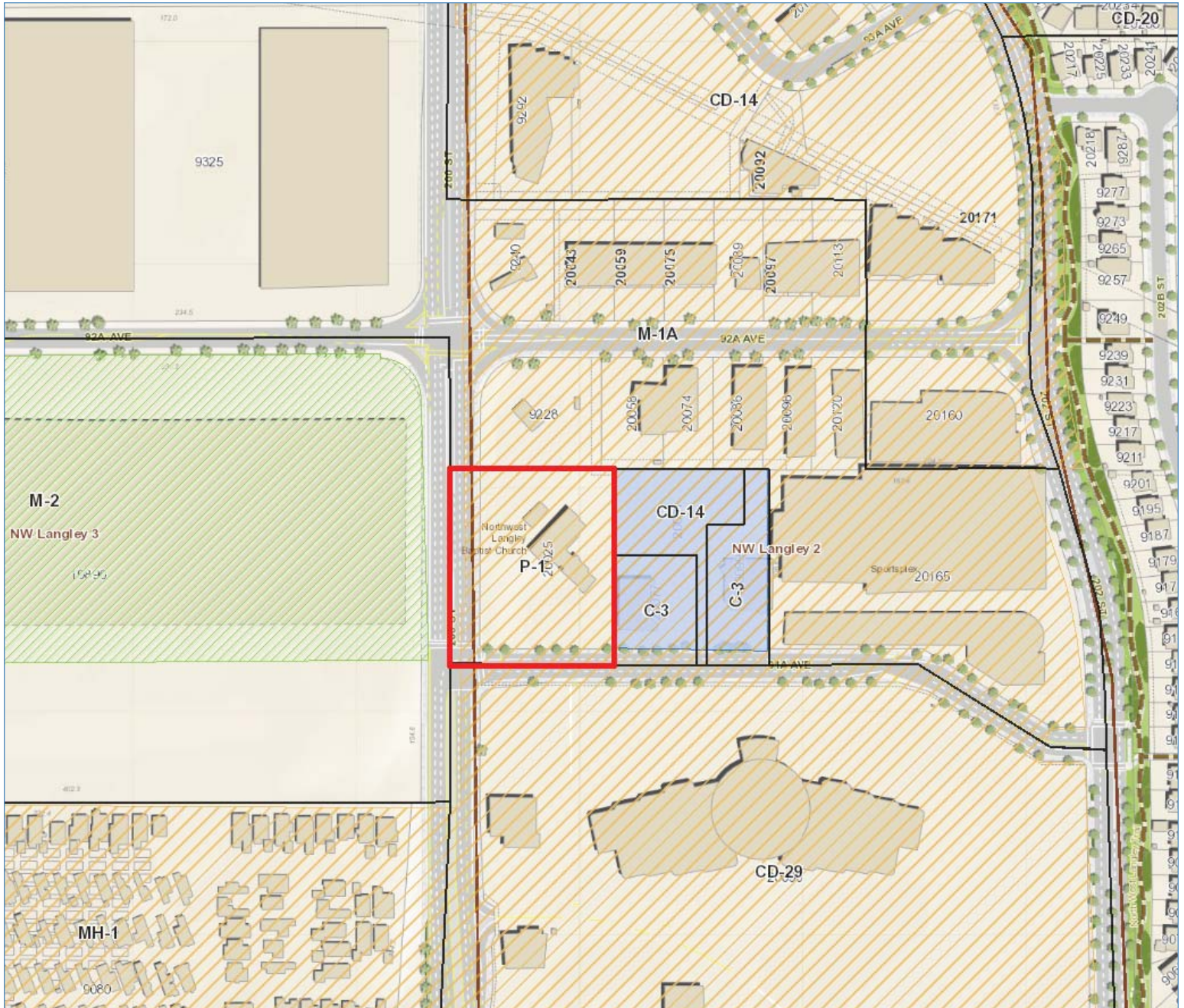
The subject property is located on the northeast corner of the 200th Street corridor and 91A Avenue, directly north of the 200th Street / Highway #1 interchange. The site is easily accessed by east and west bound traffic from Highway #1 but also benefits from the very high traffic counts on 200th Street. The subject property is only a 2-minute drive from the Golden Ears Bridge providing access to the Pitt Meadows / Maple Ridge markets.

PROPERTY HIGHLIGHTS

- Direct access and exposure to the 200th Street Corridor
- Immediate access to the No.1 Highway
- Direct access to the Golden Ears Bridge
- P1 zoning with possibility to re-zone to a commercial application

ASKING PRICE

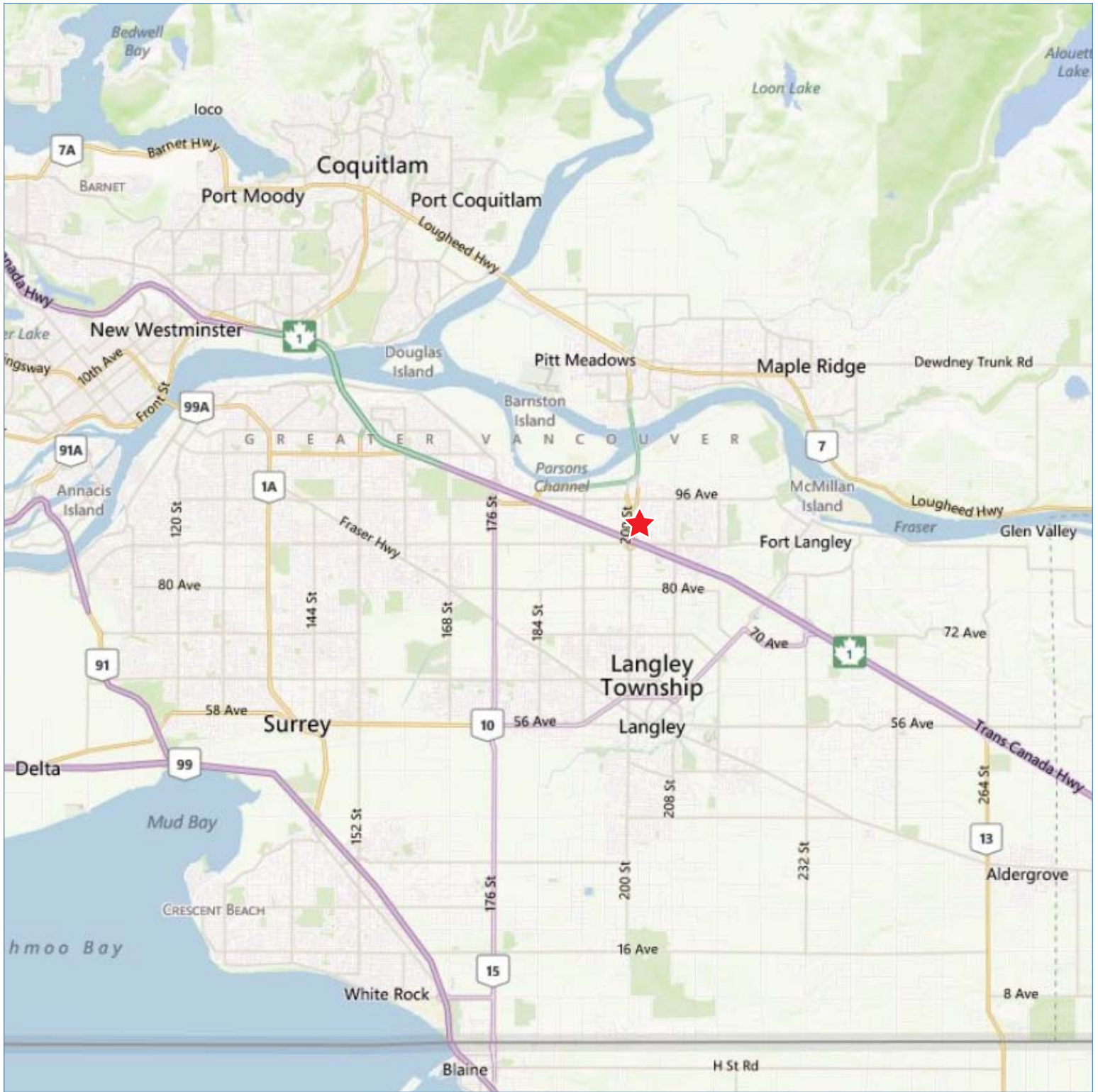
To Be Determined



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