

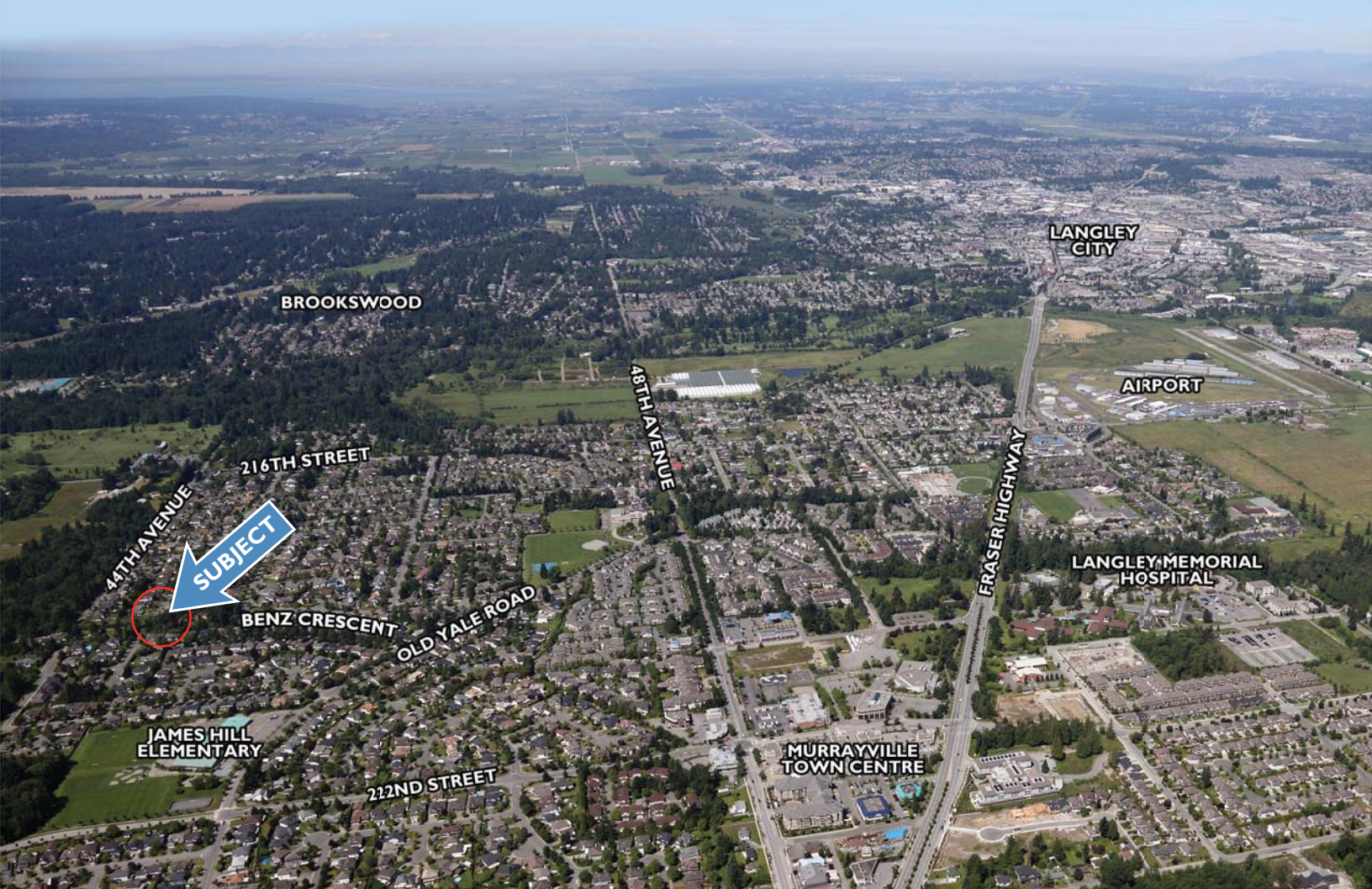
21982 44A AVENUE
LANGLEY, BC



EXCLUSIVE MURRAYVILLE NEIGHBOURHOOD
SINGLE-FAMILY SUBDIVISION OPPORTUNITY

DEVELOPMENT SITE FOR SALE

2.04 ACRES



DAG MEYER
SENIOR ASSOCIATE, INVESTMENT SALES
604.640.5887
dag.meyer@ca.cushmanwakefield.com

DOUG ADAMS
PRUDENTIAL POWER PLAY REALTY
604.533.3231
doug.adams.realtor@gmail.com



21982 44A AVENUE, LANGLEY, BC

Exclusive Murrayville Neighbourhood - Development Property

FOR
SALE

OPPORTUNITY

To purchase a level 2 acre site situated in the midst of a quality single family subdivision. Re-zone and subdivide the property into 8 or more lots and either sell the individual lots or build out the homes for end purchasers.

THE PROPERTY

This level property is almost completely surrounded by single family development and existing roads. All services in the area are underground and the roads all have sidewalks and lighting. Homes in the area typically are in the \$750,000 range and upwards.

There is a good solid older home and outbuildings on the property which are accessed off 44A Avenue.

ZONING

Present zoning of the property will need to be changed and exclusion from the ALR needed as well but when finalized it should be quality development of homes similar to the surrounding neighbourhood.

SERVICES

All underground services are available adjacent to the property lines as 4 roads about the property.

GROSS TAXES

\$4940.95 (2013)

SIZE

2.046 acres

ANTICIPATED LOT YIELD

Assuming property is rezoned to similar size lots as the immediate area, 8 - 9+ lots may be possible.

ASKING PRICE

\$2,750,000



DAG MEYER

SENIOR ASSOCIATE, INVESTMENT SALES

604.640.5887

dag.meyer@ca.cushwake.com



DOUG ADAMS

PRUDENTIAL POWER PLAY REALTY

604.533.3231

doug.adams.realtor@gmail.com

