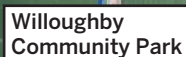


Future Townhome Development Site (+/-55 Units)

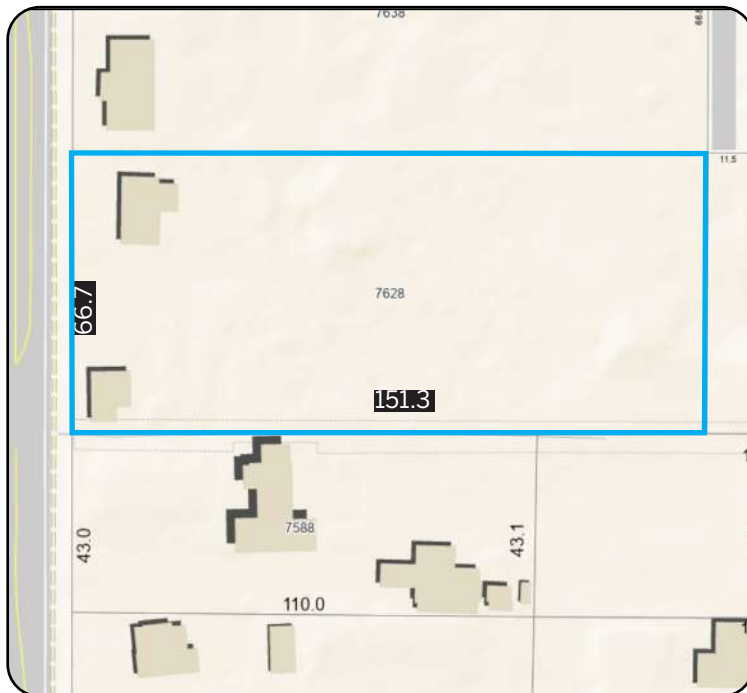


76 Ave.

202A st.

LIST PRICE:
\$6,850,000

DIMENSIONS (IN METRES)



PROPERTY DESCRIPTION

CIVIC ADDRESS: 7628 202A St, Langley, BC

SIZE: 2.5 Acres

AREA: Latimer - Willoughby Heights

PROPERTY TAXES: \$53,428

BC ASSESSMENT: \$8,785,000

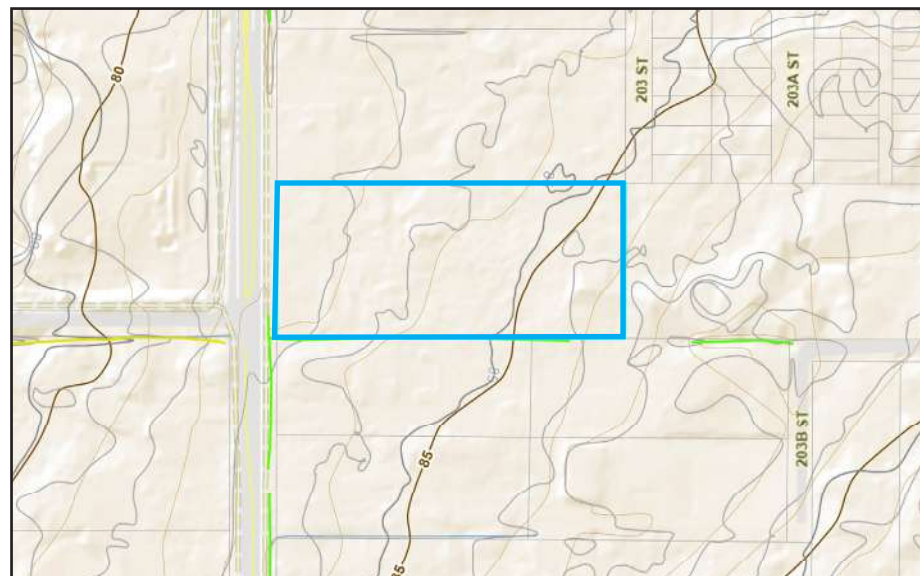
PRICE: \$6,850,000 (\$2,740,000/Acre)

OPPORTUNITY:

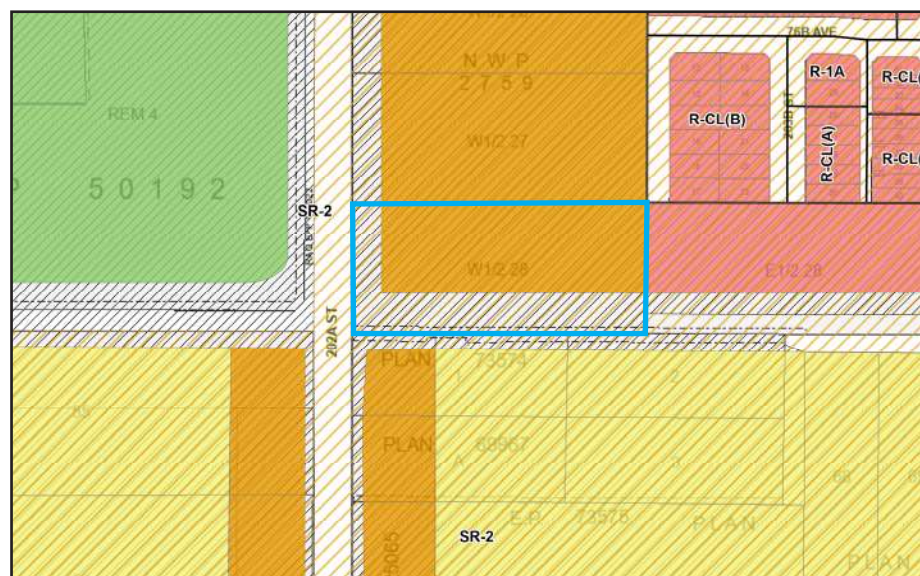
- Court-ordered conduct of sale. Sold “as is, where is.” Any sale is subject to court approval unless otherwise agreed to in writing by all parties. Prospective purchasers must rely on their own independent due diligence.
 - Designated Rowhouse/Townhome Development Site in the latest Willoughby Land Use Plan from 2026, with approx. 55 potential townhome units.
 - Many active development applications in the area. See map on page 3.
 - The site falls in the latest “200 Street 2040” Corridor Plan. The plan will guide the increased densities and taller buildings required to support the future rapid transit which will eventually be connected to the Surrey-Langley Skytrain upon its completion in 2029.
- See map on page 4 for the 3 considered Bus-Rapid Transit Stops.
- Schools within a 10 minute walk and close proximity to Willoughby Community Park and Willoughby Town Centre.

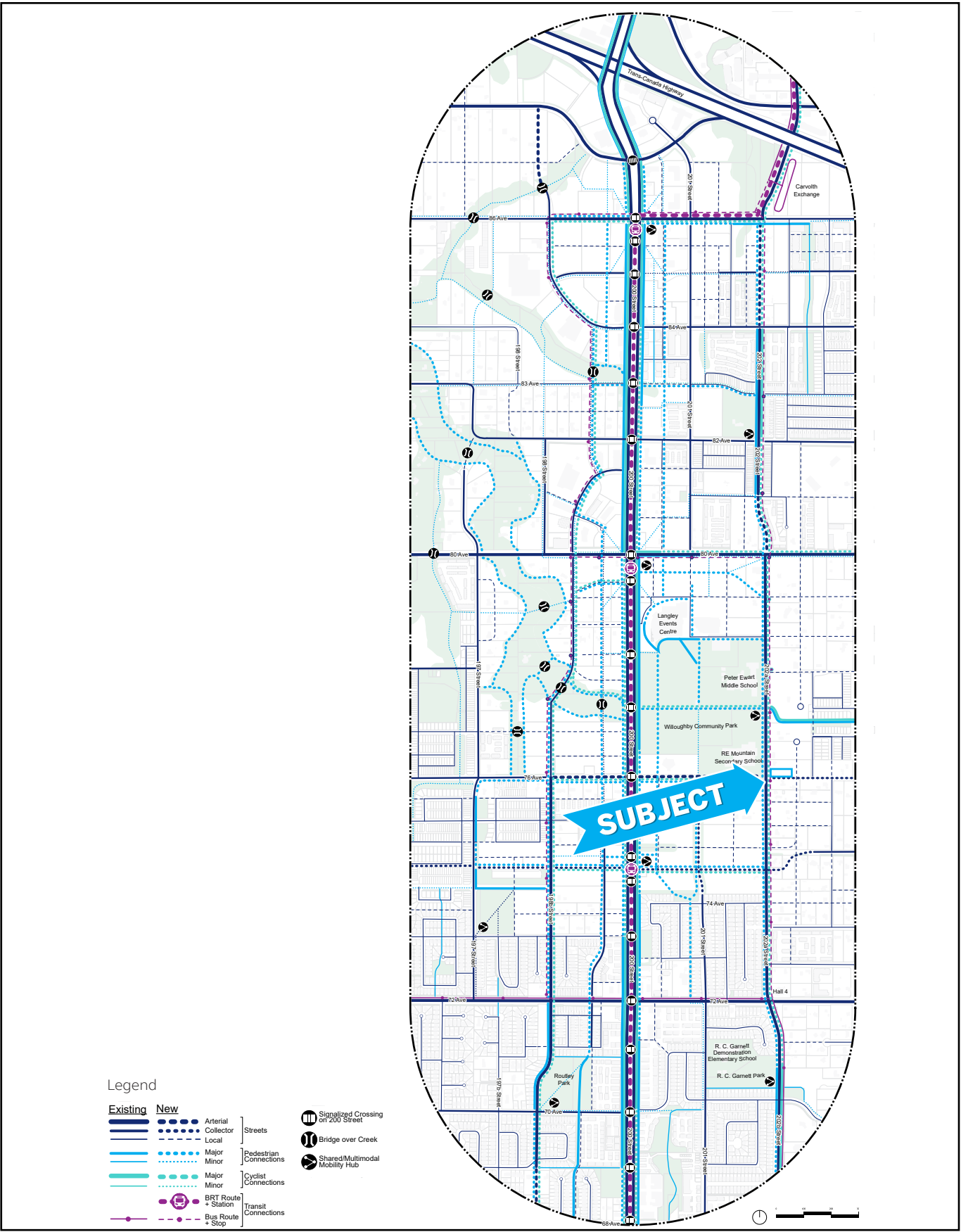
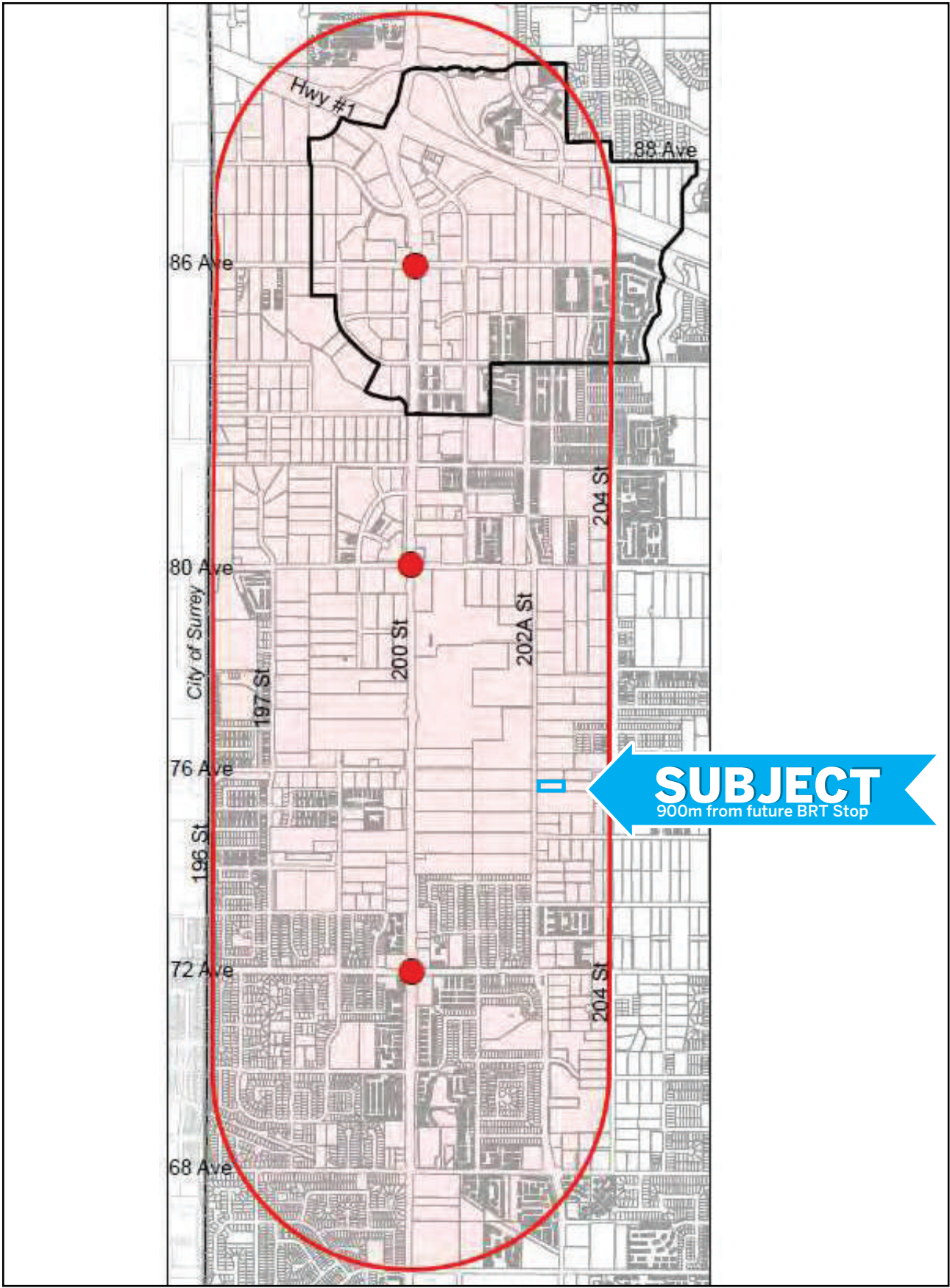
See map on page 4 for the 3 considered Bus-Rapid Transit Stops.

TOPOG VIEW _____



LEGAL VIEW





What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

