

7628 202A St, Langley

Townhome Development Site (22 UPA)

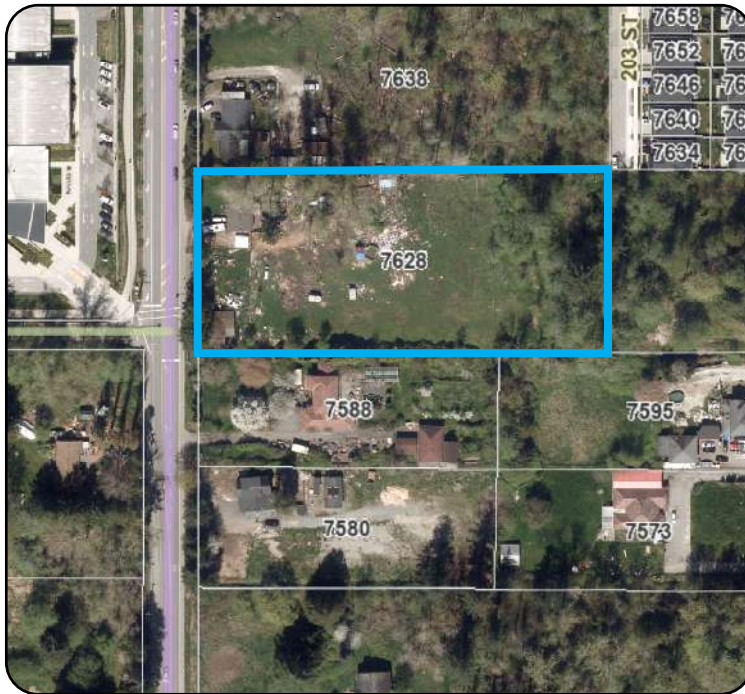


SITE SIZE:
2.5 Acres

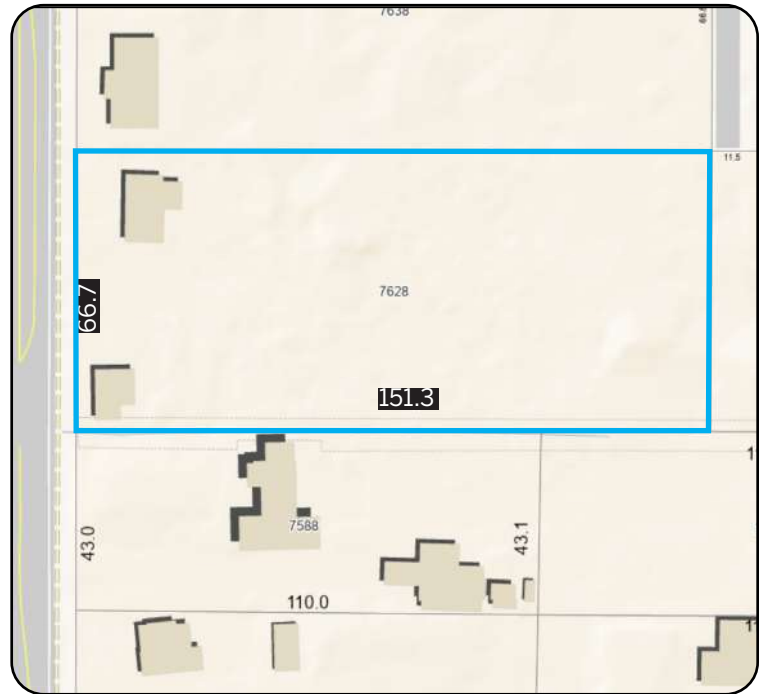
AREA:
Latimer - Willoughby

LIST PRICE:
\$5,995,000

AERIAL VIEW



DIMENSIONS (IN METRES)



PROPERTY DESCRIPTION

CIVIC ADDRESS: 7628 202A St, Langley, BC
SIZE: 2.5 Acres
AREA: Latimer - Willoughby Heights (22 UPA)
PROPERTY TAXES: \$53,428
BC ASSESSMENT: \$8,785,000
PRICE: **\$5,995,000**

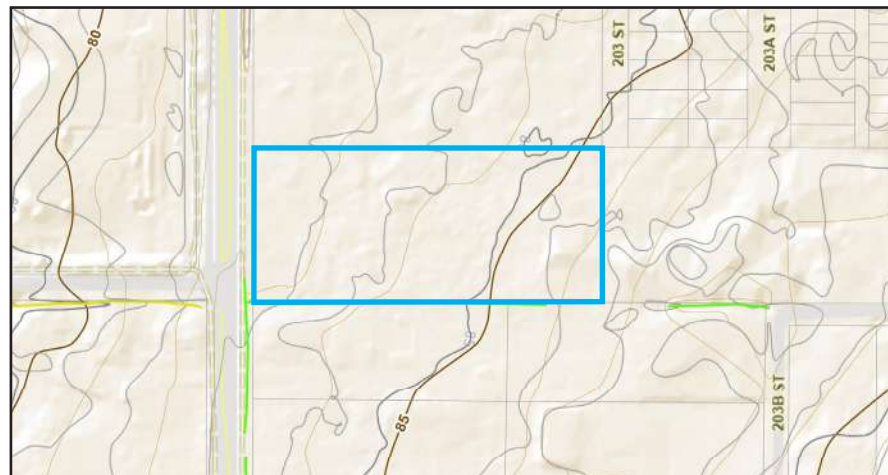
OPPORTUNITY:

- 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 (22 UPA).
- 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.

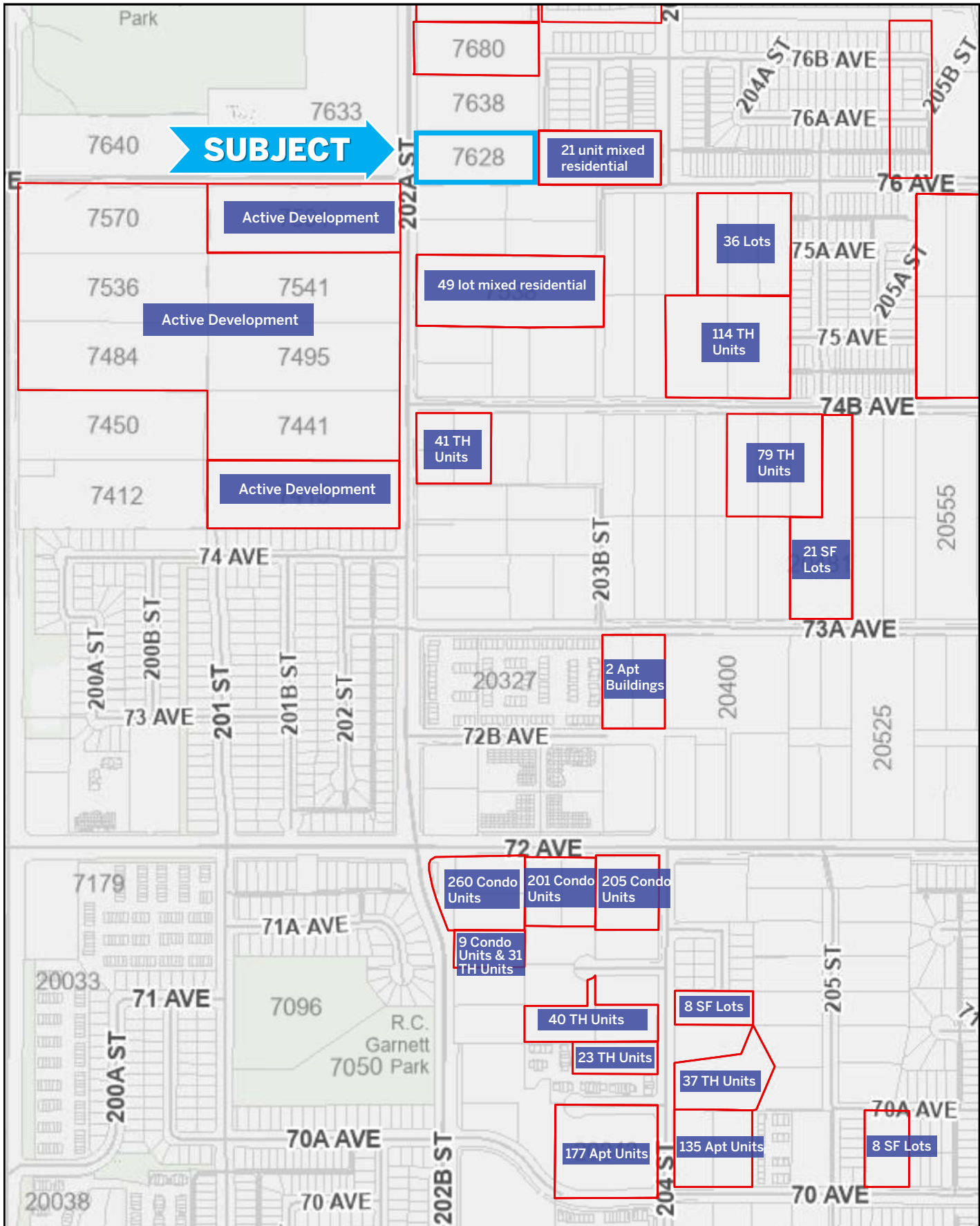
TOPOG VIEW

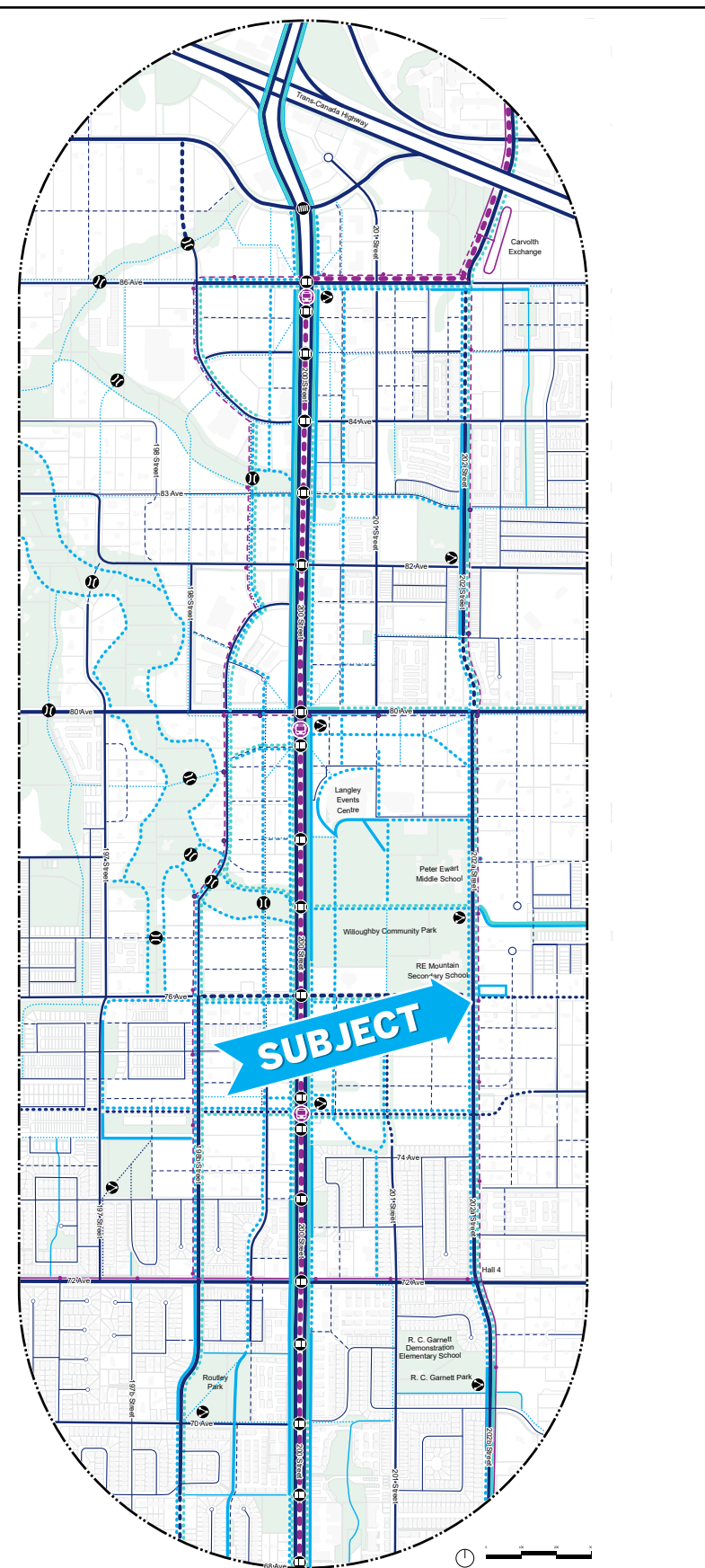
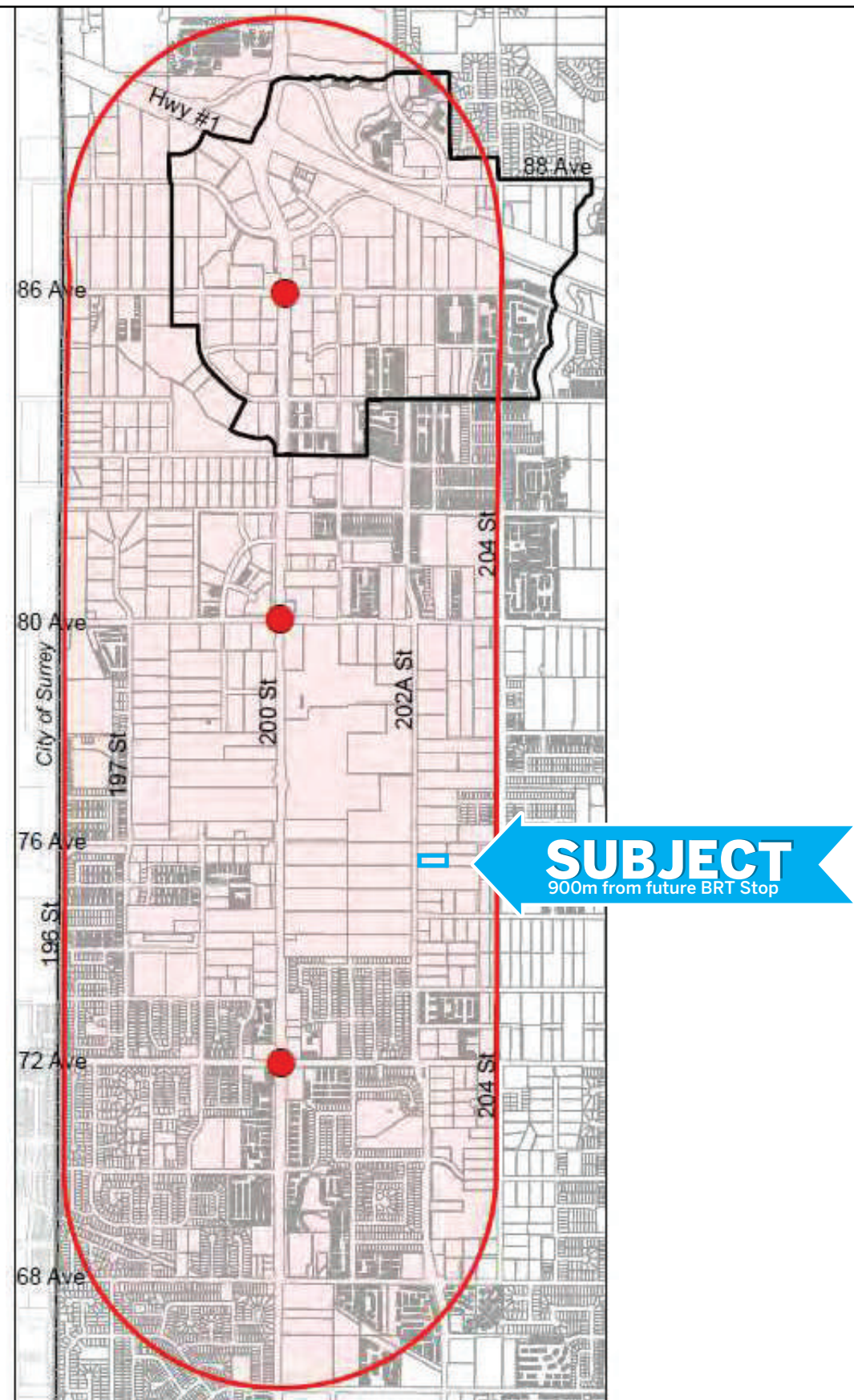


LAND USE (CLOSE UP)



BUYER DUE DILIGENCE: This property is offered for sale on an “as is, where is” basis. The Seller and the Seller’s agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.





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

