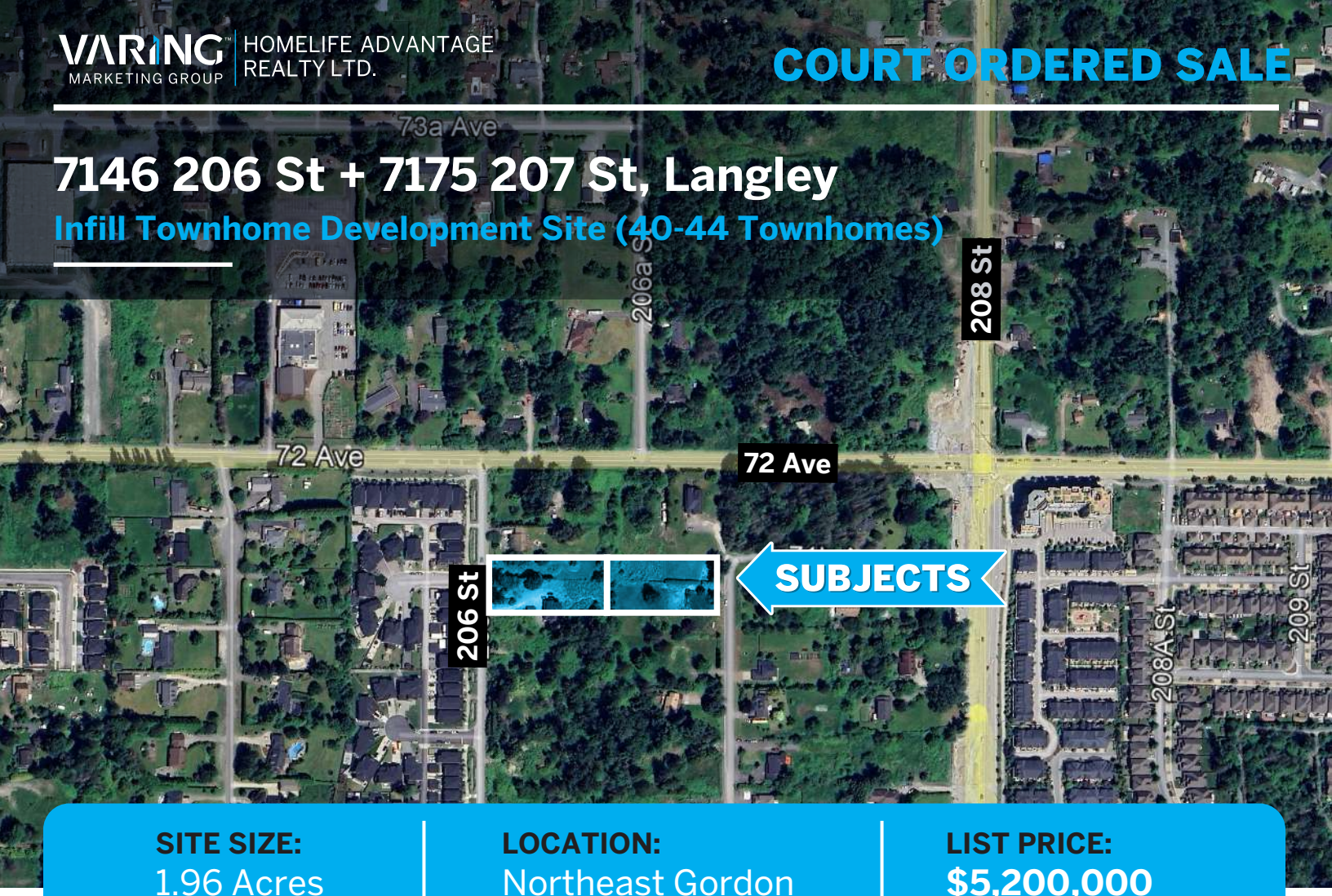
VARING MARKETING GROUP | HOMELIFE ADVANTAGE REALTY LTD.

COURT ORDERED SALE

7146 206 St + 7175 207 St, Langley

Infill Townhome Development Site (40-44 Townhomes)



SITE SIZE:	LOCATION:	LIST PRICE:
1.96 Acres	Northeast Gordon	**$5,200,000**

AERIAL VIEW

DIMENSIONS

VARING MARKETING GROUP
HOMELIFE ADVANTAGE REALTY LTD.

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Joe Varing - Personal Real Estate Corporation

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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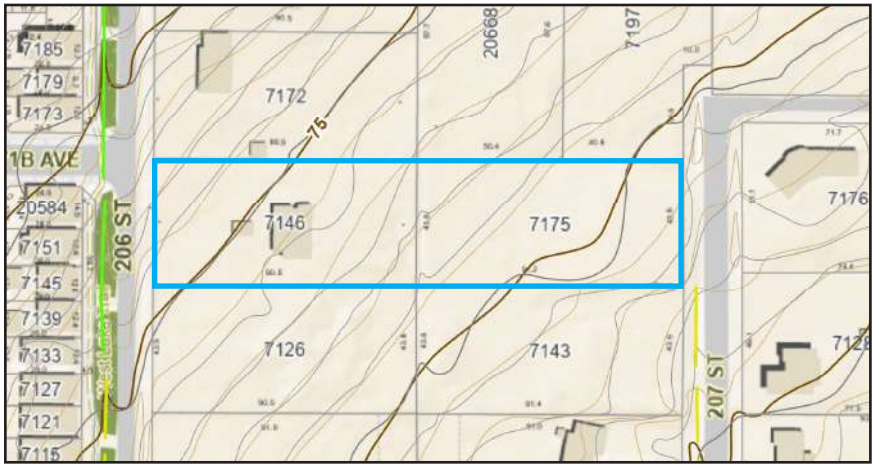
PROPERTY DESCRIPTION

CIVIC ADDRESS:	7146 206 St + 7175 207 St., Langley
SIZE:	1.96 Acres
AREA:	Northeast Gordon
PROPERTY TAXES:	$20,869.30
BC ASSESSMENT:	$5,770,000
PRESENT ZONE:	SR-2 (Suburban Residential Zone)
PRICE:	**$5,200,000**

OPPORTUNITY:

- Court-ordered sale. Sold "as is, where is." CareVest Capital (the "Lender") has been granted conduct of sale pursuant to an order of the Supreme Court of British Columbia and has engaged HomeLife Advantage Realty Ltd. c/o Joe Varing to list and market the subject property for sale.
- Infill Townhome development site in Northeast Gordon NCP of Willoughby, Langley with potential for 40-44 Townhome units. The avg. unit size is 1,300 - 1,415 SF excluding garage. See draft layout on pages 3 & 4.
- Several active applications in the immediate area. See page 5 for a map.
- The site is appx. 1.2 km from a Future Bus Rapid Transit Stop, coming on 72 Ave & 200 St.
- Easy access to Hwy 1, Willowbrook Town Centre, several schools, and key amenities, further enhancing long-term value.
- 7146 206 St features a 6,300 SF, three-storey executive home generating approx. $5,000/month in rental income, providing a strong holding opportunity. (The buyer should independently verify the rental income potential).

TOPOG VIEW



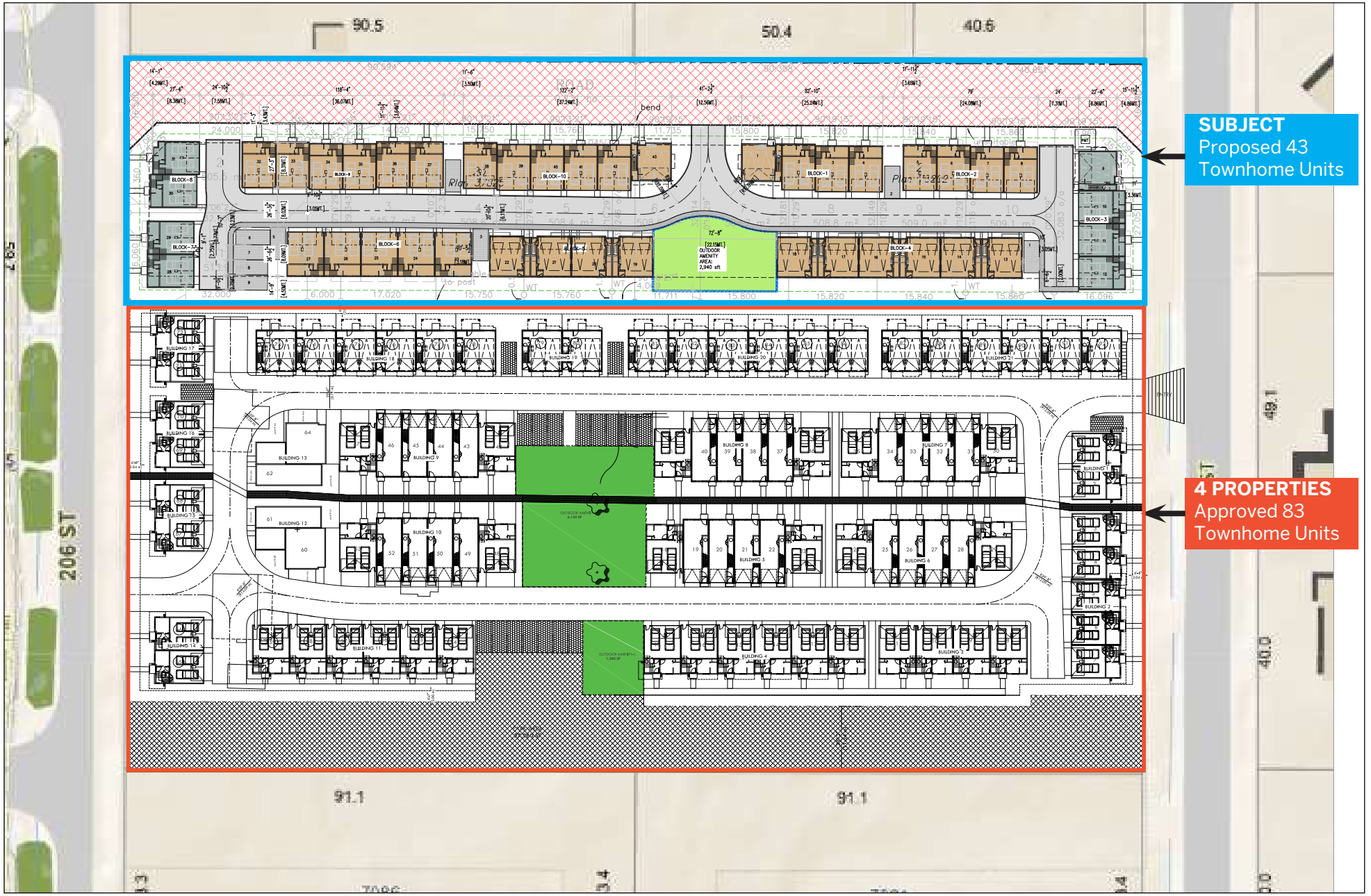
DD DOCS AVAILABLE

- Proposed 43 Unit Layout
- Neighbouring Lot Layout
- Topography
- Geotech Report
- Preliminary Site Investigation Report

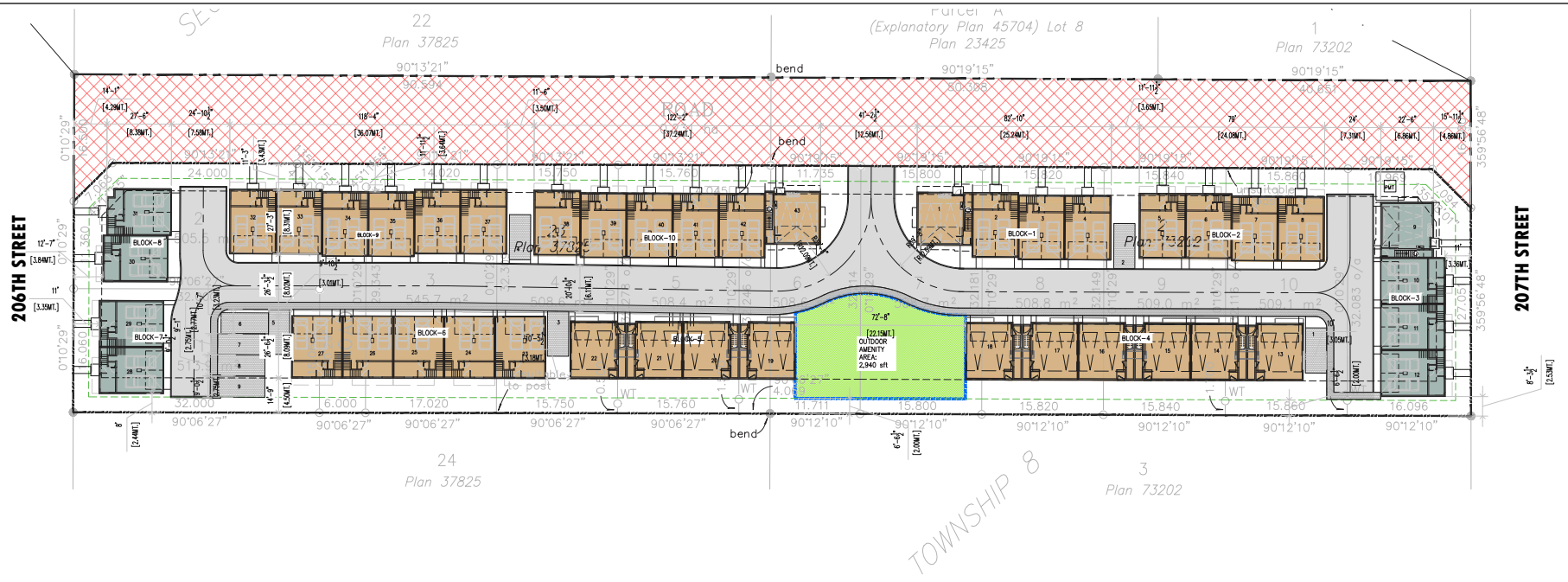
Available upon request

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.*

MAP + LAYOUT (SUBJECT & SOUTHERN PROPERTIES)



DRAFT LAYOUT - 43 TOWNHOUSE UNITS



SITE RECONCILIATION

LEGAL DESCRIPTION:

CIVIC ADDRESS:
206-207TH STREET, LANGLEY, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA: GROSS TOTAL: 85,509.07 sq.ft. (1.96 ac)

DEDICATIONS: 22,737.40 sq.ft.

DENSITY:

GROSS:
PROPOSED = **43 UNITS [21.93 UPA]**

SITE COVERAGE:
PROPOSED : 38000 Sq.ft / **85509.07 Sq.ft** = 44.43 %

ADAPTABLE HOUSING:
REQUIRED : 43 TOWNHOUSES x 5% = 2.6 UNITS SAY 3 UNITS
PROVIDED: 3 TOWNHOUSES UNITS (ADAPTABLE)

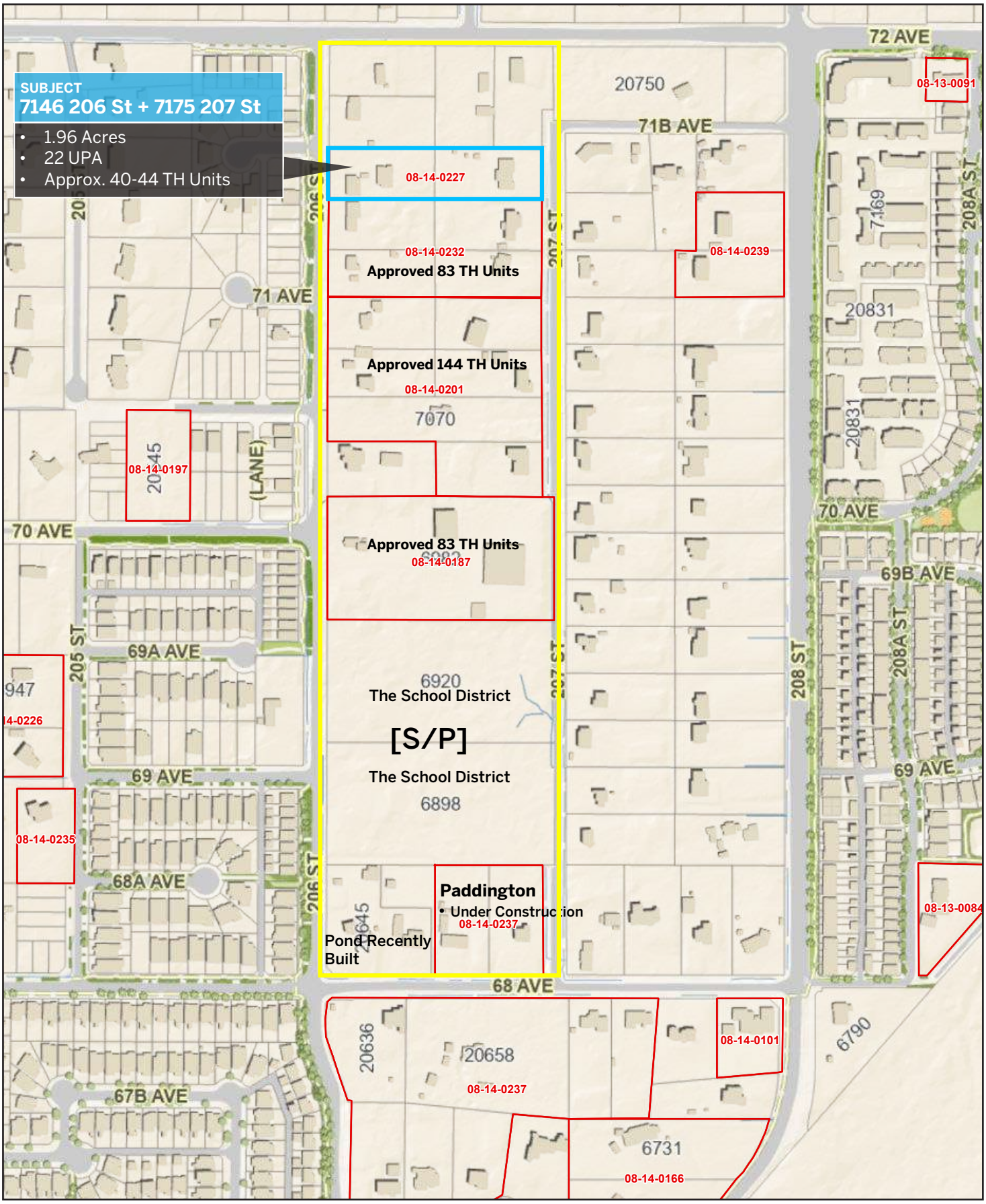
PARKING:
REQUIRED: RESIDENTIAL:
43 TOWNHOUSE UNITS x 2.2 STALLS / UNIT = 94.6 STALLS SAY 95 STALLS
(INCLUDES 0.2 x 43 UNITS) = 8.6 (SAY 8 VISITOR'S STALLS)

PROVIDED: RESIDENTS (U/G, GARAGE) = 96(TOWNHOUSE) STALLS
VISITORS = 09 STALLS
TOTAL PROVIDED = 105 STALLS

OUTDOOR AMENITY AREA:

TOWNHOUSE: REQUIRED: 43 UNITS x 6m² / UNIT = 258.00 m² (2,777.12 sf)
PROVIDED: = 273.13 m² (2,940.00 sf)

NEARBY ACTIVE APPLICATIONS



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 or email at team@varinggroup.com

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