

**FOR SALE**



**SUBJECT**

**MIXED USE  
DEVELOPMENT SITE**

**AREA:**  
Williams

**ADDRESS:**  
21480 80 Ave.,  
Langley, BC

**SIZE:**  
2.37 Acres

**PRICE:**  
\$7,600,000  
(\$3,210,000/ Acre)



HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

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**Joe Varing** - Personal Real Estate Corporation Ltd.  
**604.565.3478 | info@varinggroup.com**

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

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## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 21480 80 Ave., Langley, BC

**NCP:** Williams

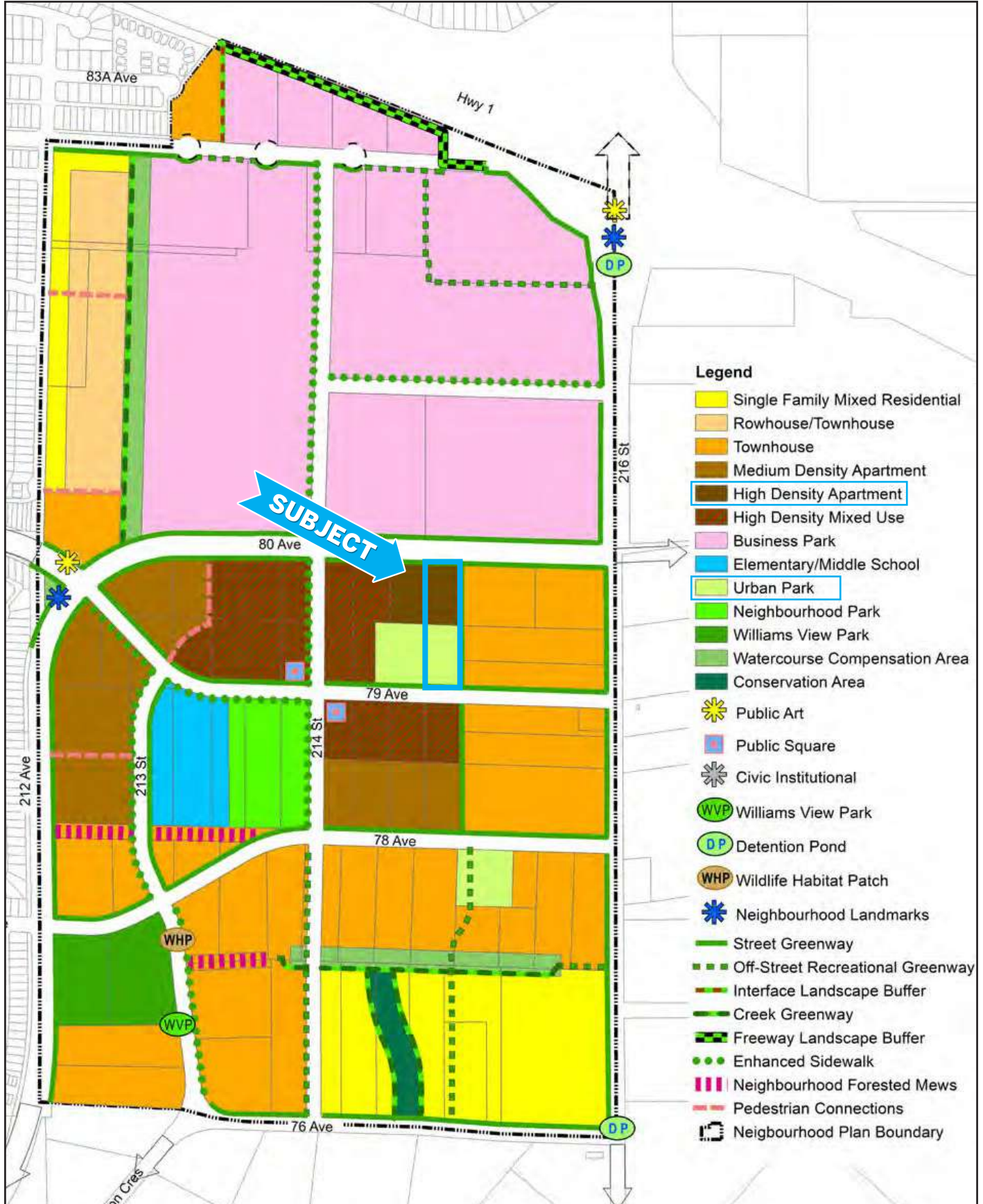
**SIZE:** 2.37 Acres

### OPPORTUNITY:

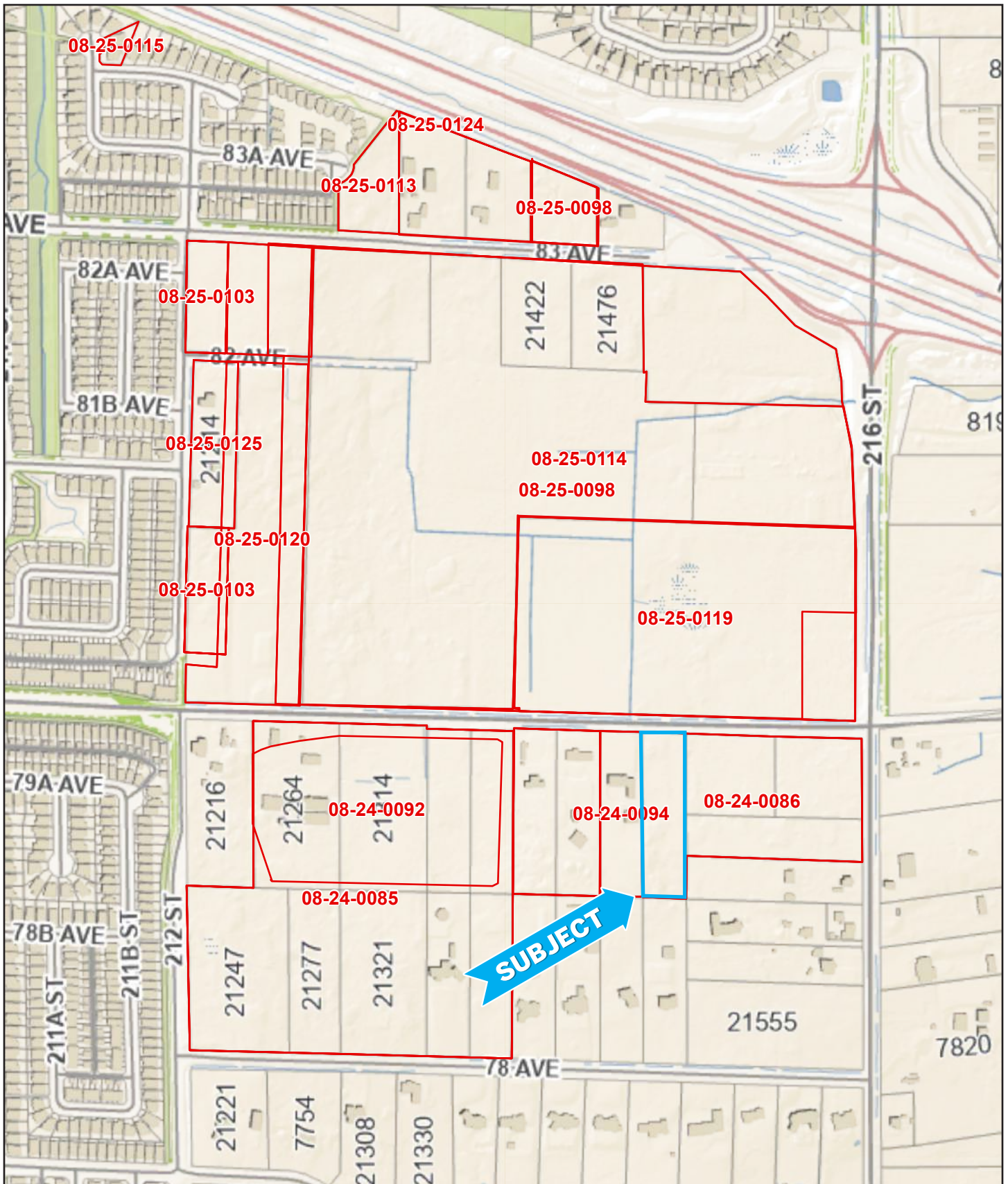
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- The property is designated as Partial High Density Apartment (2.4 FSR) and Partial Urban Park in the latest Williams Land Use Plan. See page 3.
- Several other development applications are underway in the surrounding area by notable developers including Paddington Properties, Qualico, IOM, the Mitchell Group, and Martini, among others. See page 4 for a reference map.
- A prime location with easy access to Highway 1 with the new 216 Street overpass.
- School and Park are secured and will be located at 214 St / 78 Ave (NW corner, 2025).
- A short distance to the Trinity Western University which is also expanding its present campus <https://www.twu.ca/>

# WILLIAMS NCP - FULL VIEW



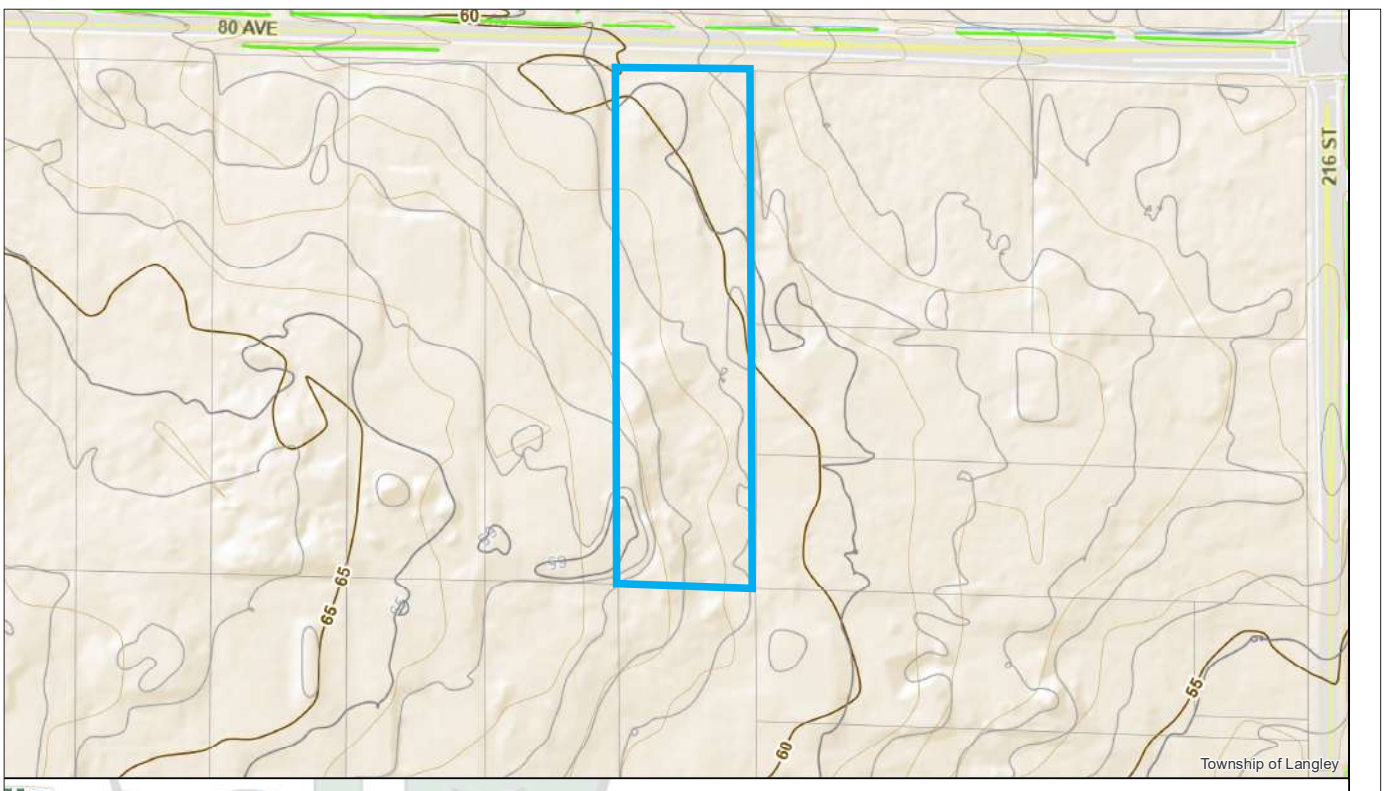
# NEARBY ACTIVE DEVELOPMENT APPLICATIONS



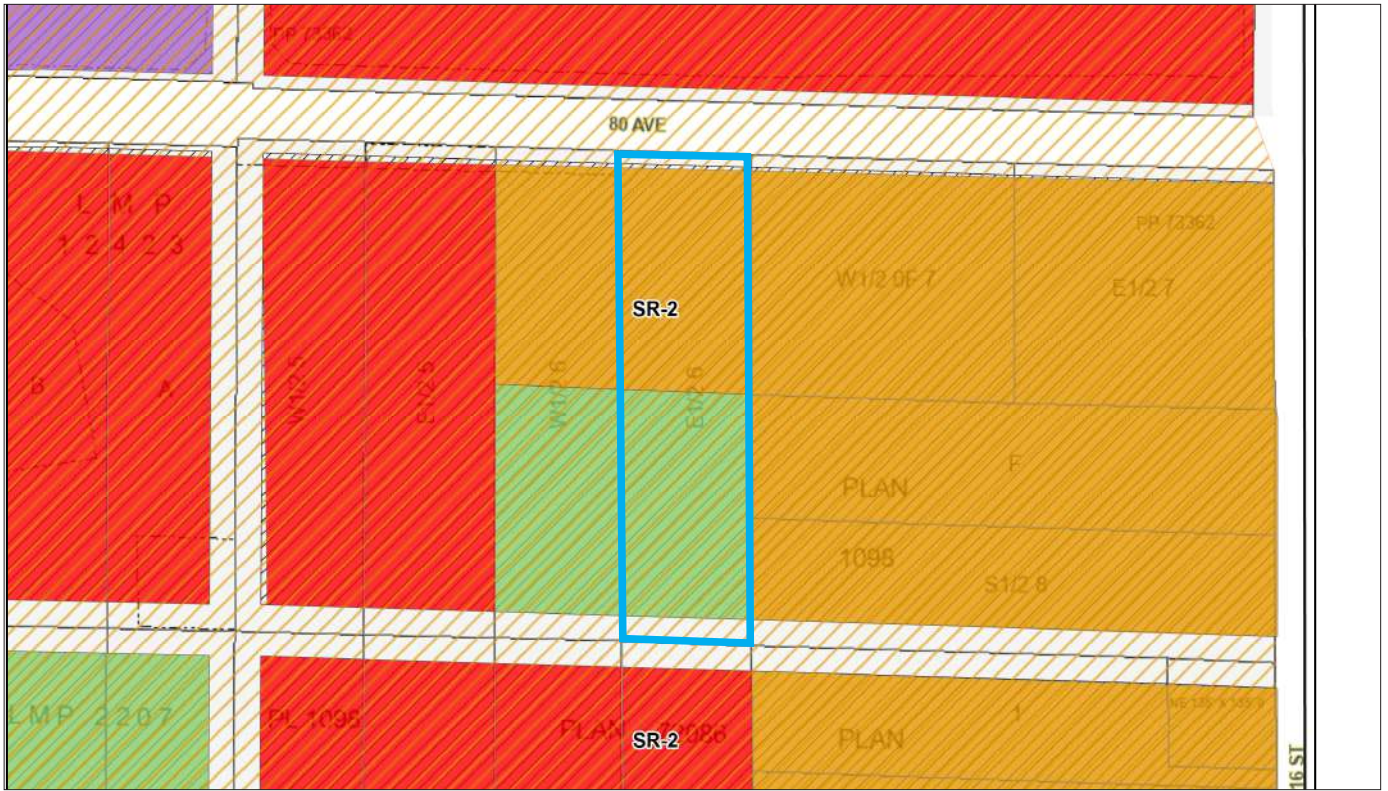
## AERIAL VIEW



## TOPOGRAPHY

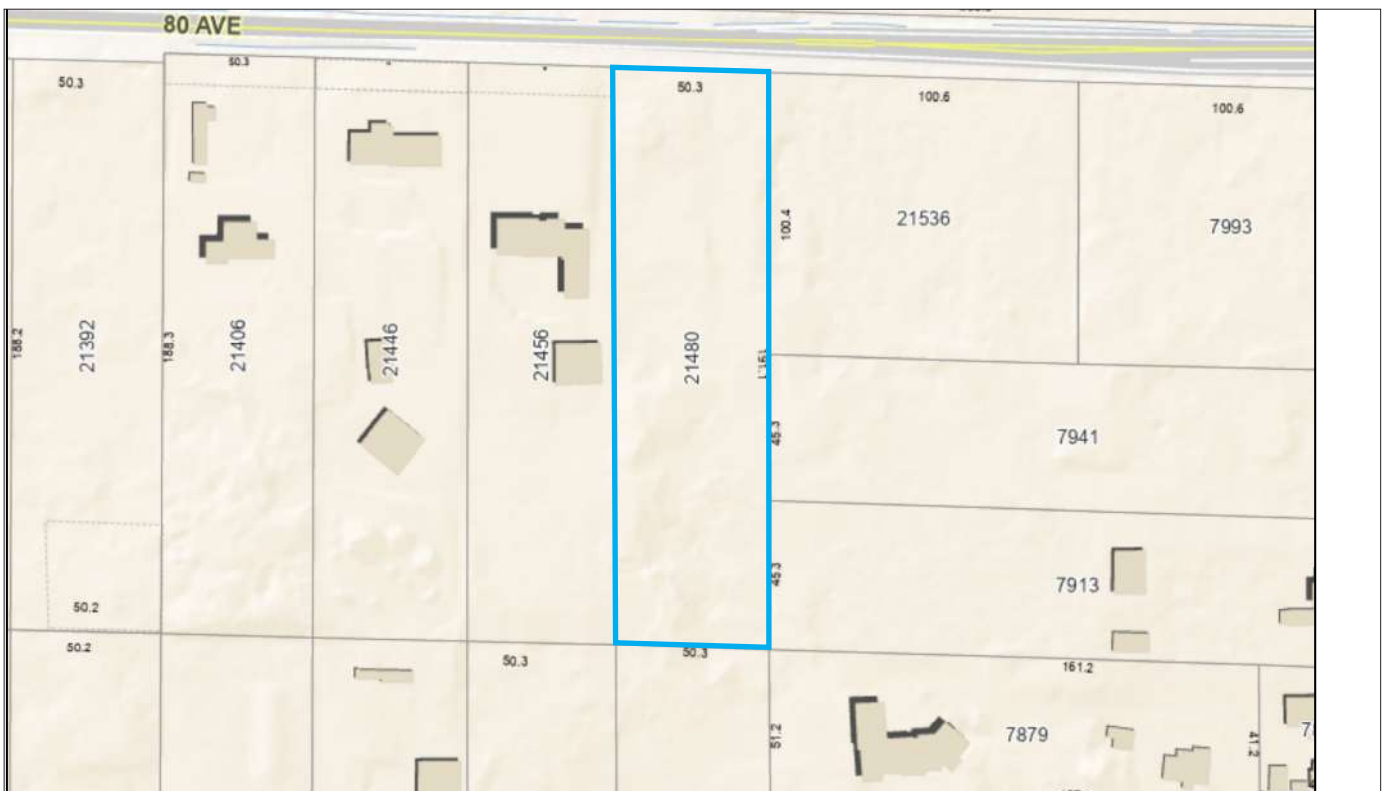


## LEGAL VIEW



## DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



# 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](mailto:team@varinggroup.com)

