

HQ

Commercial

FOR SALE

POTENTIAL FUTURE TOWNHOUSE
DEVELOPMENT SITE

8071 197 STREET,
LANGLEY



Dean Thomas* CCIM
604 726 7137
deanthomas@hqcommercial.ca

latimerland.com
604 899 1122
604 604 4819

HQ Commercial
1330 Granville Street
Vancouver BC V6Z 1M7



OPPORTUNITY

Developers, seize the potential of this 2-acre property in Langley Township, perfect for future townhouse development. With approximately 1 acre of developable land, this site represents an exceptional investment opportunity. The property includes a spacious home with multiple suites, outbuildings, a large 33'x24' garage, and a sizable workshop. Notably, a neighboring property of similar size is currently undergoing a development application for townhouses.

SUMMARY

BUILDING	5,112 SF
ZONING	(SR-2) SUBURBAN RESIDENTIAL ZONE
LAND	2 ACRES
PID	002-554-950
TAXES (2025)	\$11,732.26
SALE PRICE	\$9,895,000

LOCATION

Latimer Heights continues to be one of Langley's most active and desirable townhouse development nodes, supported by the surrounding area, which includes active and recently completed townhouse developments, reinforcing the viability of the proposed density and product type.

Ongoing multi-family development activity, established and planned infrastructure, strong end-user demand for townhouse product, and proximity to 200 Street and major transit corridors further contribute to the strength of this location.

BUILDING HIGHLIGHTS

Prime Location: Situated near the thriving Willoughby and Latimer developments.

Development Potential: 2-acre property ideal for townhouse development.

Growing Community: Located in a rapidly expanding area with excellent schools and

Transportation Access: Close to major roads and highways for easy connectivity.

Economic Growth: Part of a vibrant economic corridor with shops, restaurants, and entertainment options nearby.

Existing Structures: Includes a spacious home, multiple suites, outbuildings, and a 33'x24' garage.

 Commercial	Dean Thomas* CCIM 604 726 7137 deanthomas@hqcommercial.ca	latimerland.com 604 899 1122 604 604 4819	HQ Commercial 1330 Granville Street Vancouver BC V6Z 1M7
	<small>* Personal Real Estate Corporation This document/email has been prepared by HQ Commercial for advertising and general information only. HQ Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HQ Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HQ Commercial and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.</small>		