

**AVISON
YOUNG**

For Sale

3041 202 Street
Langley, BC

COURT ORDERED SALE



202 STREET

2.33 acres of townhouse development
land in Brookwood

Mike Harrison*

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**Mike Harrison Personal Real Estate Corporation*



Saliant information

PROPERTY ADDRESS
3041 202 Street, Langley, BC

PID
012-733-075

SITE SIZE
2.33 acres / 101,495 sf

NEIGHBOURHOOD CONCEPT PLAN (NCP)
Booth

LAND USE DESIGNATION
Rowhouse/Townhouse (20 UPA)

CURRENT ZONING
SR-2

CURRENT USE
5,594 sf house, built approx. 2012

ASKING PRICE
Contact listing agent

Opportunity

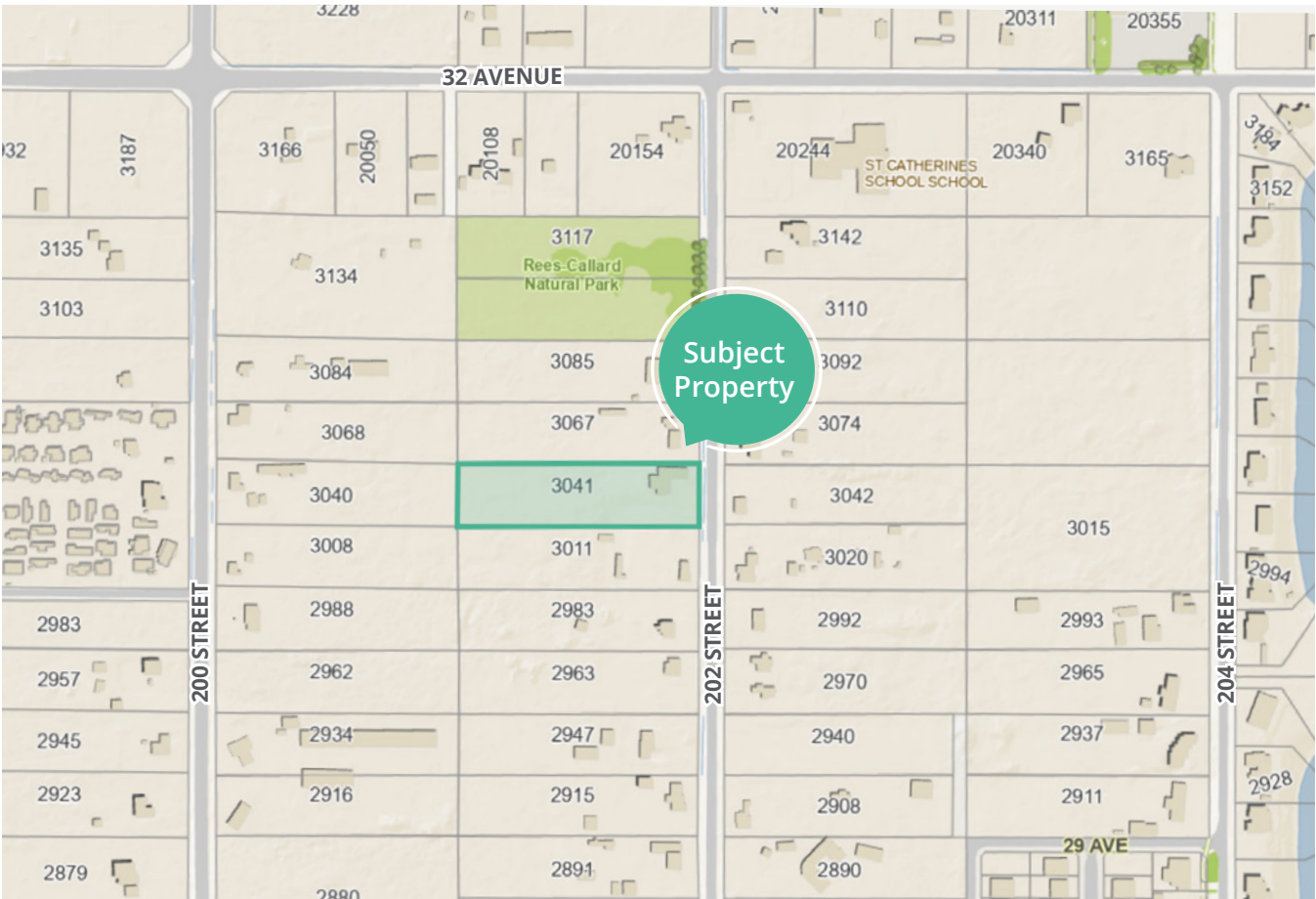
This offering is an opportunity to purchase 2.33 acres of townhouse development land in the Booth Neighbourhood Plan of Brookwood.

The property is flat, clear of watercourses (according to Township sources) and improved with an unusually nice house, built in 2012.

Highlights

-  Size: 2.33 acres / 101,495 sf
-  Located in the Booth Neighbourhood Plan
-  Located near a future park and across the street from a future school
-  The 5,594 sf house built in 2012 makes this a strong candidate for a principal residence

Township of Langley property map



Source: Township of Langley GIS

Available documentation

Contact the listing agent for access to the data room of additional information including:

- Zoning
- Land Use
- Tax Report

...and more

Court ordered sale

All offers are subject to approval by the Supreme Court of British Columbia

For sale by court order

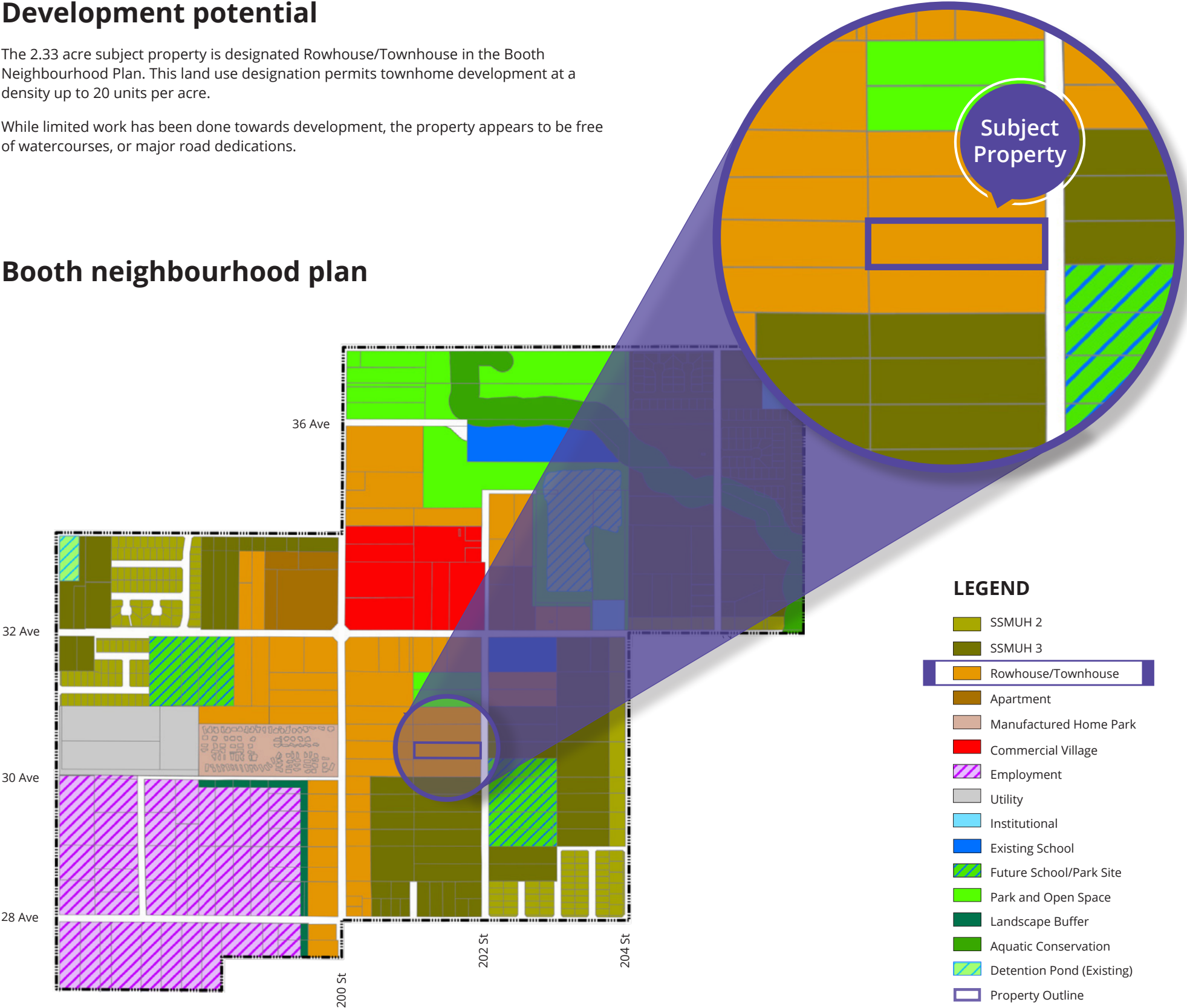
3041 202 Street
Langley, BC

Development potential

The 2.33 acre subject property is designated Rowhouse/Townhouse in the Booth Neighbourhood Plan. This land use designation permits townhome development at a density up to 20 units per acre.

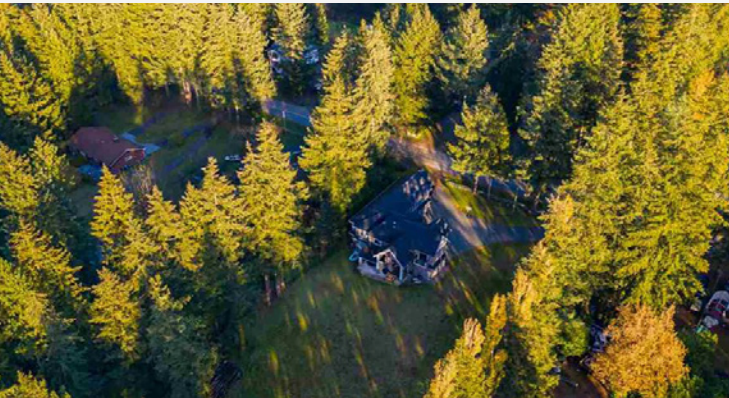
While limited work has been done towards development, the property appears to be free of watercourses, or major road dedications.

Booth neighbourhood plan



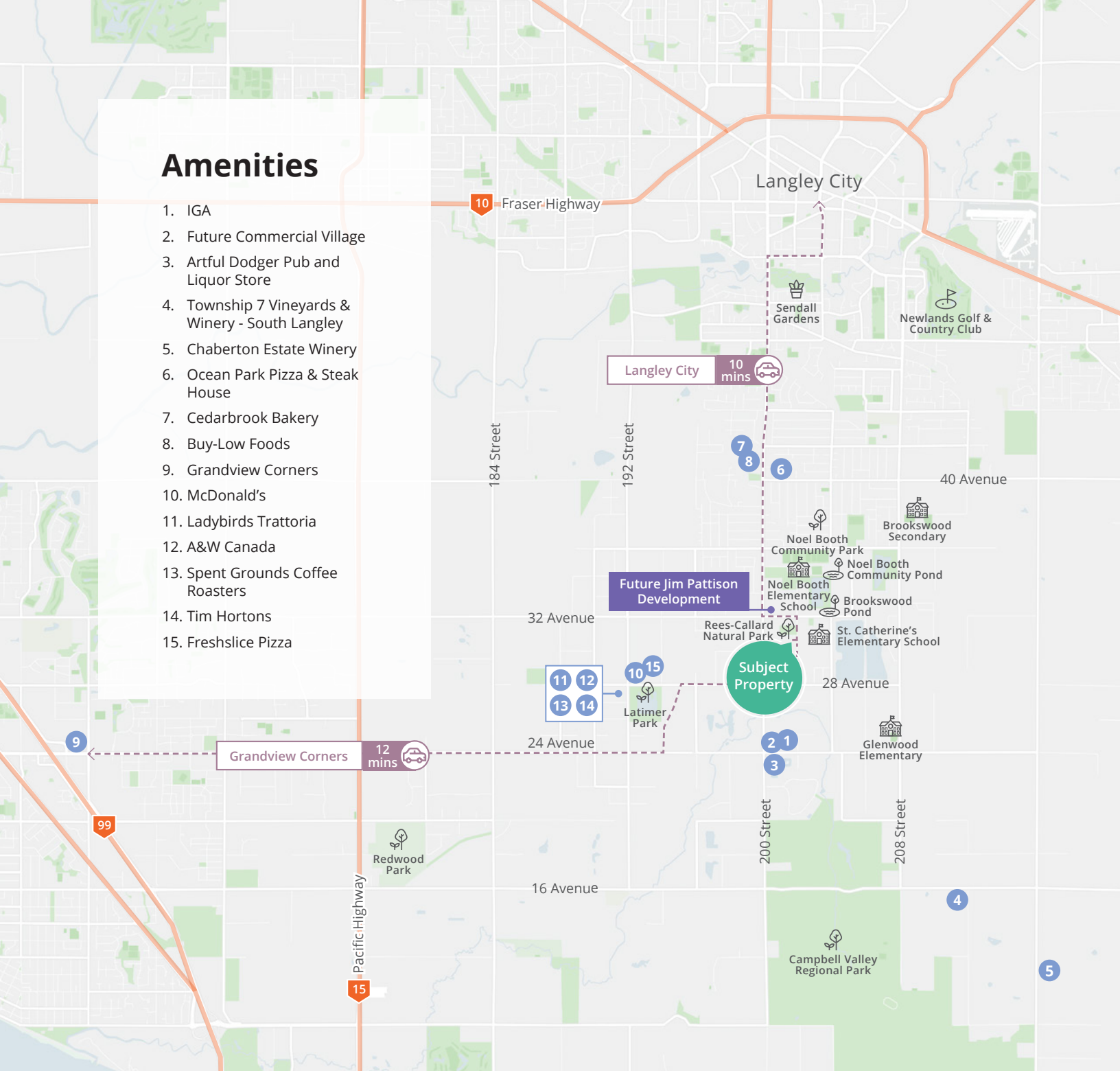
Existing house

The subject property is improved with an approximately 5,594 sf home, built in 2012, with 7 bedrooms, 5 bathrooms and a 3 car garage.



Amenities

1. IGA
2. Future Commercial Village
3. Artful Dodger Pub and Liquor Store
4. Township 7 Vineyards & Winery - South Langley
5. Chaberton Estate Winery
6. Ocean Park Pizza & Steak House
7. Cedarbrook Bakery
8. Buy-Low Foods
9. Grandview Corners
10. McDonald's
11. Ladybirds Trattoria
12. A&W Canada
13. Spent Grounds Coffee Roasters
14. Tim Hortons
15. Freshslice Pizza



Contact for more information

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