

**AVISON  
YOUNG**

**COURT ORDERED SALE**

# For Sale

20120 86 Avenue, Langley

*2.34 acre apartment development site in Willoughby*



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## Property summary

### PROPERTY ADDRESS

20120 86 Avenue, Langley, BC

### PID

002-331-471

### SITE SIZE

2.34 acres / 101,930 sf

### NEIGHBOURHOOD PLAN

Carvolth

### CARVOLTH LAND USE DESIGNATION

Apartment Live Work (2.0 FSR)  
High Density Apartment (2.8 FSR)  
Medium Density Apartment (1.9 FSR)

### DRAFT WILLOUGHBY TRANSIT CORRIDOR PLAN

Medium Density Mixed Use

### APPLICATION STATUS

Submitted, In-process

## Opportunity

This offering is an opportunity to acquire a 2.34 acre condo development site in the Carvolth Neighbourhood Plan of Willoughby, walking distance to an existing bus exchange and a future BRT station.

The property possesses a combination of medium and high density land use designations as well as a Medium Density Mixed Use designation in the draft Willoughby Transit Corridor Plan.

All services exist at the property line and an existing development application will make for a shortened timeline to development.

## Investment highlights



Size: 2.34 acres / 101,930 sf



Development potential up to 3.0 FSR in the new Willoughby Transit Corridor Plan



Amenity-rich, transit oriented location



Infill servicing, all prerequisites satisfied



## Township of Langley property map

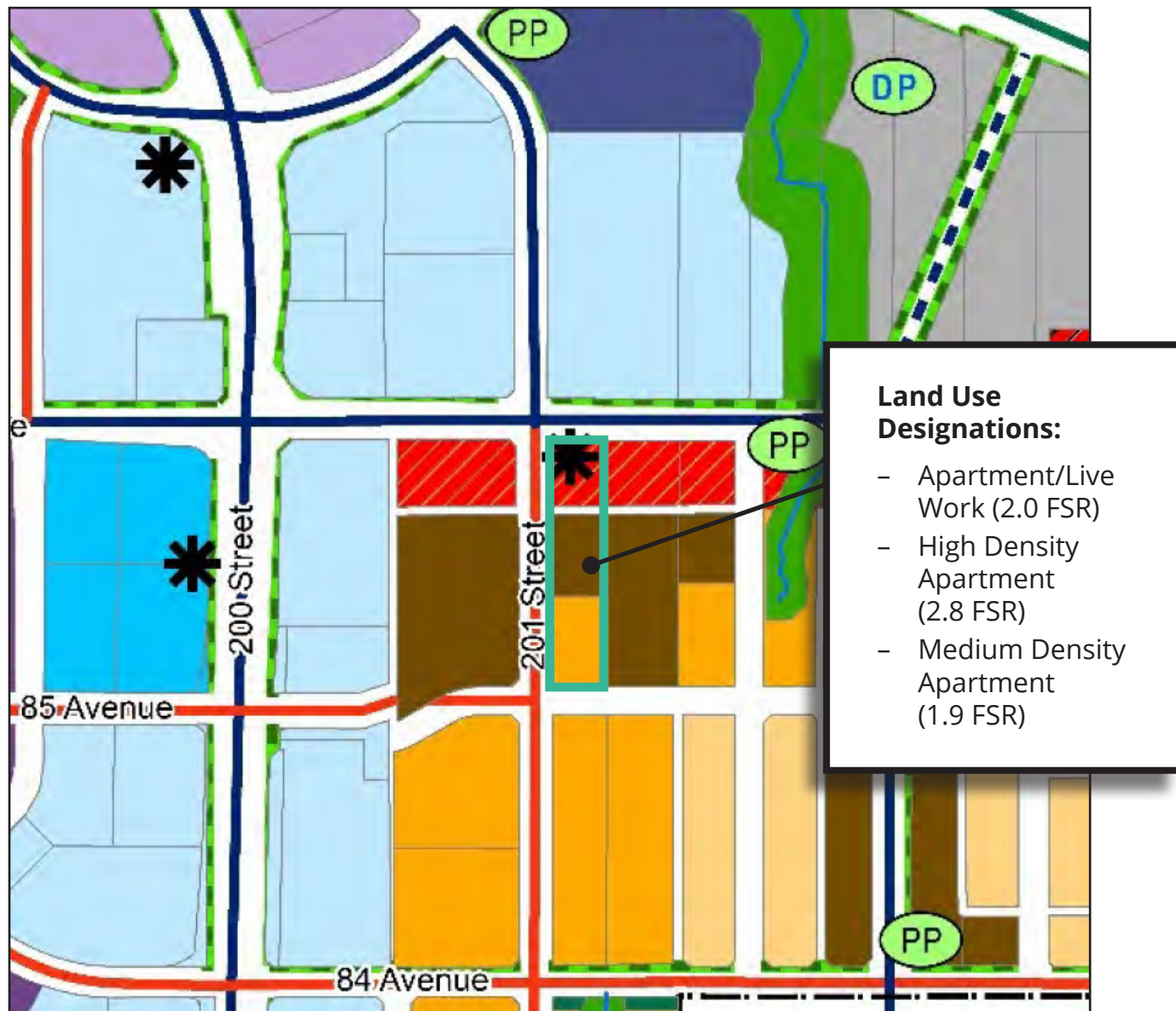


### Carvolth Neighbourhood Plan Land Use

The subject property has a split land use designation in the Carvolth Neighbourhood Plan, permitting a variety of apartment densities.

The north end of the site is designated Apartment/Live Work which is a mixed-use designation at a 2.0 FSR. The middle of the site is designated High Density Apartment at a density of 2.8 FSR and the southern portion of the site is designated Medium Density Apartment at a density of 1.9 FSR.

The Carvolth Neighbourhood Plan is being replaced by the Willoughby Transit Corridor Plan, shown to the right.

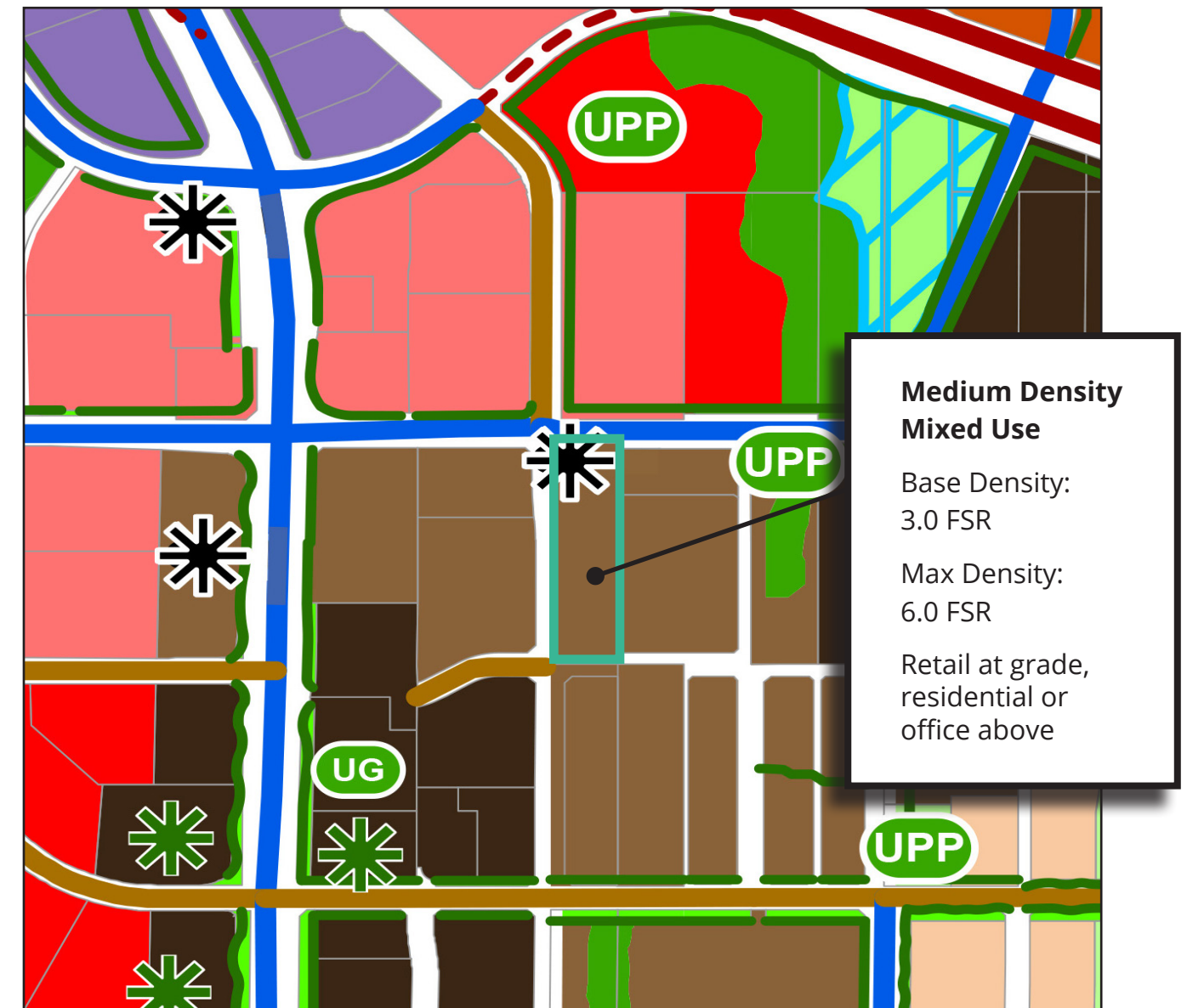


### Willoughby Transit Corridor Plan (Draft)

In March, the draft of the new Willoughby Transit Corridor Plan was made public. This new plan will replace the Carvolth Neighbourhood Plan and designates the subject property as Medium Density Mixed Use.

This designation is given to properties located 201 - 400 metres from rapid transit stations along the 200 Street Corridor.

The Medium Density Mixed-Use designation holds a base density of 3.0 FSR and permits ground floor retail and services uses with residential or office uses above.

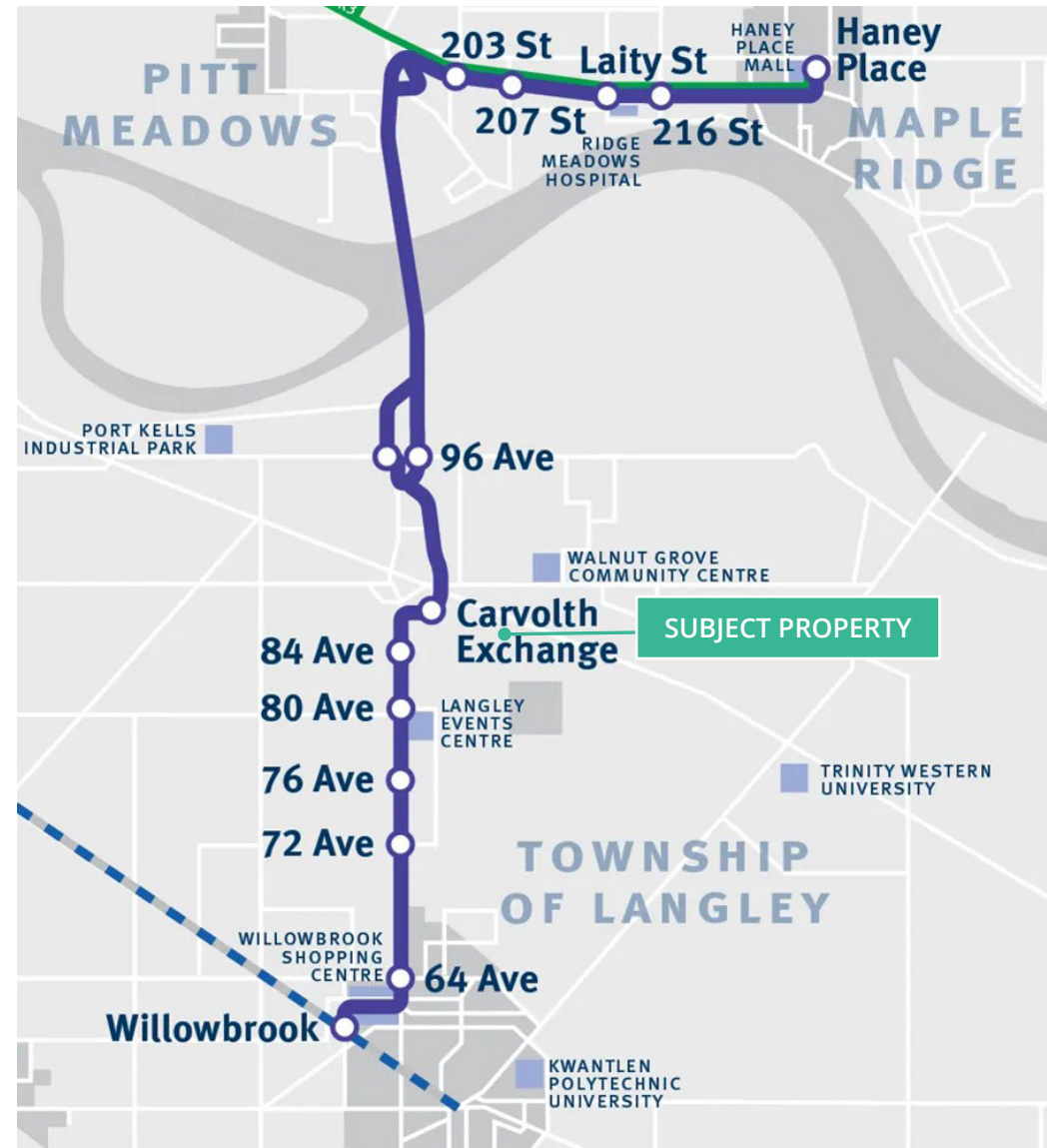


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Langley, BC

## Bus rapid transit (BRT) on 200 Street

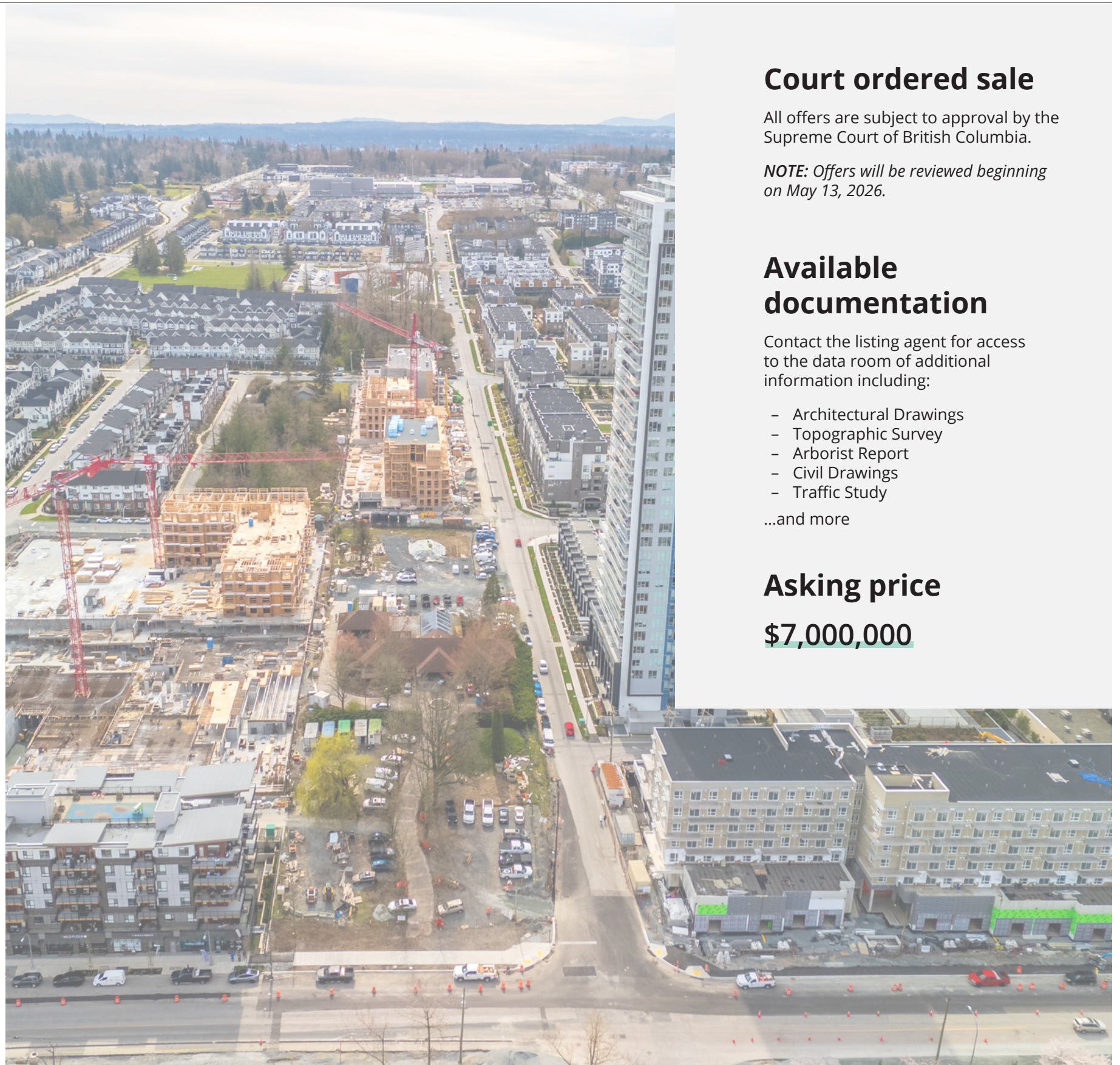
Translink has recently announced plans for a BRT route on 200 Street to connect Langley City with Maple Ridge. Residents of the future development on the subject property would be walking distance to the future station at Carvolth Exchange, providing direct access to the future SkyTrain station in Langley City.



Source: TransLink, Bus Rapid Transit Program

### LEGEND

- Langley - Haney Place BRT
- Surrey Langley SkyTrain
- Rapid Bus
- BRT Stations
- Key Destinations
- Subject Property



## Court ordered sale

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

*NOTE: Offers will be reviewed beginning on May 13, 2026.*

## Available documentation

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

- Architectural Drawings
- Topographic Survey
- Arborist Report
- Civil Drawings
- Traffic Study

...and more

## Asking price

**\$7,000,000**

## Location

The subject property is located on the south side of 86 Avenue at 201 Street in the Carvolth Neighbourhood Plan of Willoughby. This neighbourhood is considered the gateway to the Township of Langley and is now recognized as a transit corridor, with a future Bus Rapid Transit line slated for 200 Street. Rapid development in the surrounding area makes the subject site walking distance to parks, schools, retail, services, transit and so much more.

### AMENITIES

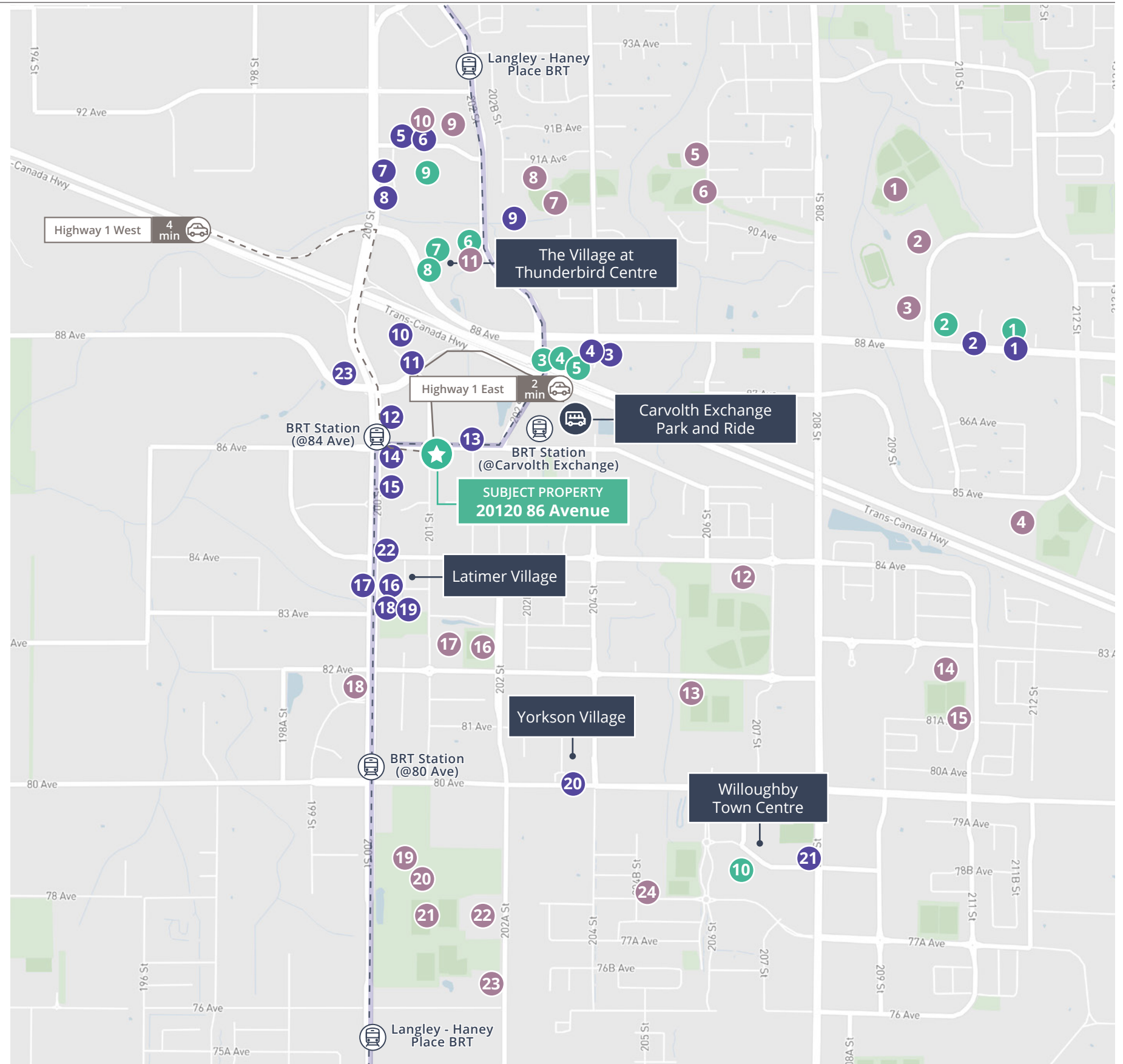
- |                             |                                     |
|-----------------------------|-------------------------------------|
| 1. Save-On-Foods            | 6. Fresh St. Market                 |
| 2. Dollarama                | 7. Shoppers Drug Mart               |
| 3. COBS Bread               | 8. Bosley's                         |
| 4. Meridian Meats & Seafood | 9. Cineplex Cinemas Langley         |
| 5. Kin's Farm Market        | 10. Hakam's Your Independent Grocer |

### RESTAURANTS

- |  |                                       |
|--|---------------------------------------|
| 1. Starbucks Coffee Company              | 12. Starbucks                         |
| 2. Gourmet Donuts & Coffee               | 13. ARCHR Coffee + Bakery             |
| 3. A&W Canada                            | 14. Wendy's                           |
| 4. McDonald's                            | 15. Tim Hortons                       |
| 5. White Spot                            | 16. Kai Japanese Restaurant Langley   |
| 6. The Old Spaghetti Factory             | 17. S+L Kitchen & Bar Langley         |
| 7. The Barley Merchant Taproom & Kitchen | 18. Blacksmith Bakery                 |
| 8. Boston Pizza                          | 19. Sidebar Grill                     |
| 9. The Keg Steakhouse + Bar              | 20. Stacked Pancake & Breakfast House |
| 10. Dead Frog Brewery                    | 21. The Hard Bean Brunch Co.          |
| 11. Moxies Langley Restaurant            | 22. McDonald's                        |
|  | 23. SKOBI sushi & korean bbq          |

### SCHOOLS & RECREATION

- |                                       |   |
|---------------------------------------|---|
| 1. Walnut Grove Community Park        | 13. Yorkson Community Park                      |
| 2. Walnut Grove Secondary School      | 14. Lynn Fripps Elementary School               |
| 3. Walnut Grove Community Centre      | 15. Lynn Fripps Park                            |
| 4. Alex Hope Elementary               | 16. Josette Dandurand Northeast Latimer Park    |
| 5. Gordon Greenwood Elementary School | 17. Josette Dandurand Elementary                |
| 6. McClughan Park                     | 18. Gold's Gym                                  |
| 7. Dorothy Peacock Park               | 19. Langley Events Centre                       |
| 8. Dorothy Peacock Elementary         | 20. Willoughby Community Park                   |
| 9. Total Fitness                      | 21. Willoughby Stadium at Langley Events Centre |
| 10. Oxygen Yoga and Fitness           | 22. Peter Ewart Middle School                   |
| 11. Anytime Fitness                   | 23. R.E. Mountain Secondary School              |
| 12. Yorkson Creek Middle School       | 24. Donna Gabriel Robins Elementary             |



## Contact for more information

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