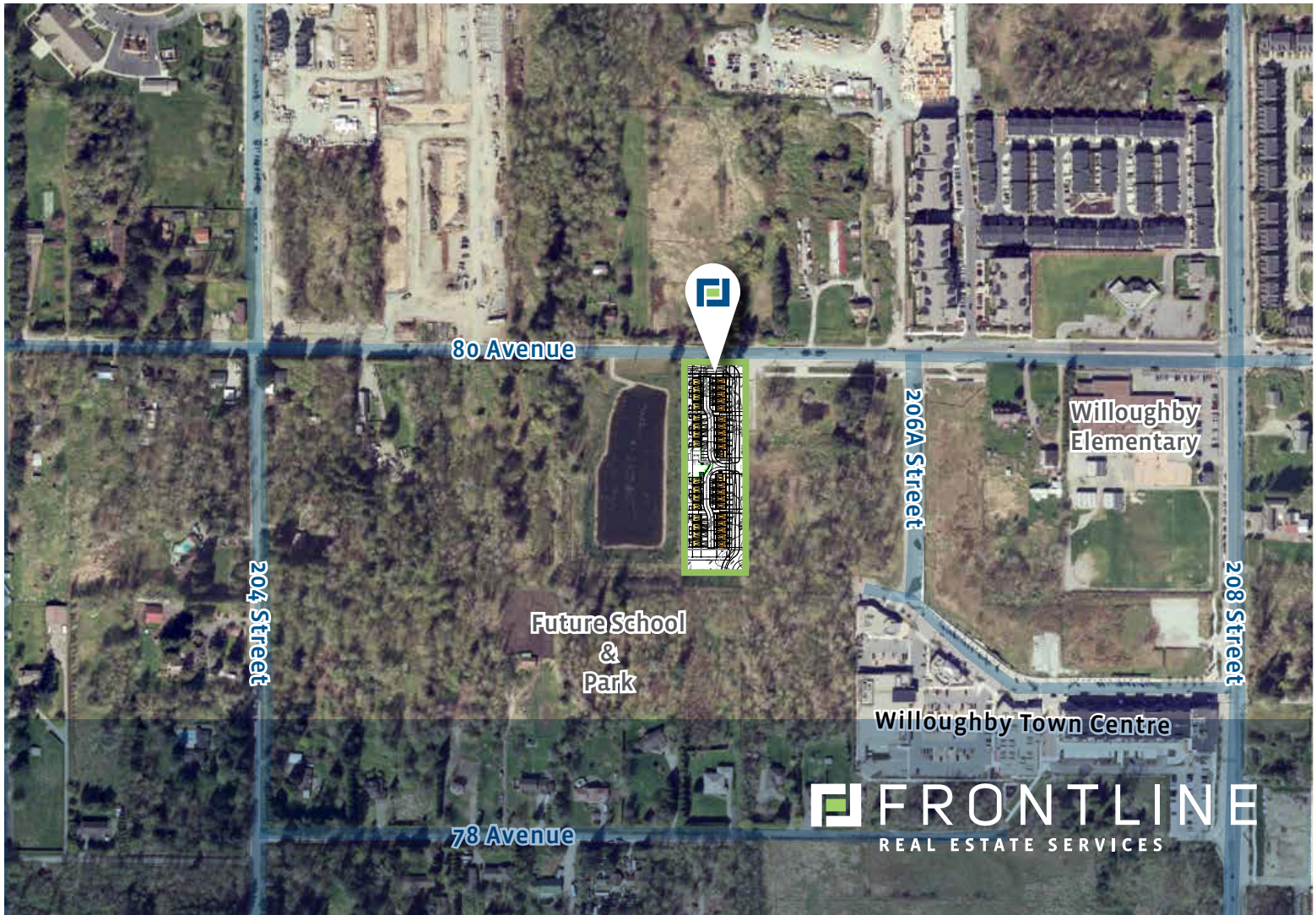


FOR SALE

YORKSON TOWNHOUSE DEVELOPMENT SITE

20584 80 Avenue
Langley, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 2.36 acres
- Designated townhouse (15 – 25 UPA)
- Preliminary drawings for 37 units
- Asking price: \$9,250,000

For more information
PLEASE CONTACT:

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Personal Real Estate Corporation
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✉️ justin@FLRE.ca

Mike Harrison
📞 604.668.5993
✉️ mike@FLRE.ca

FLRE.ca

FOR SALE

YORKSON TOWNHOUSE DEVELOPMENT SITE

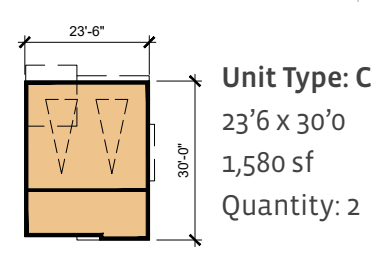
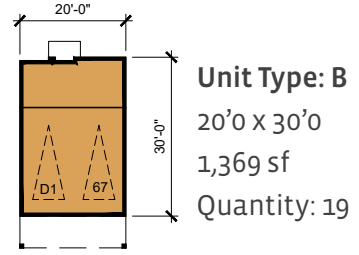
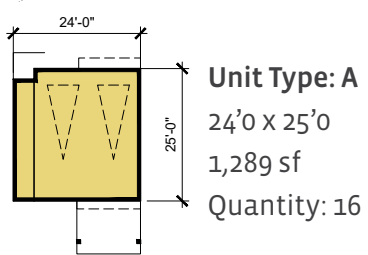
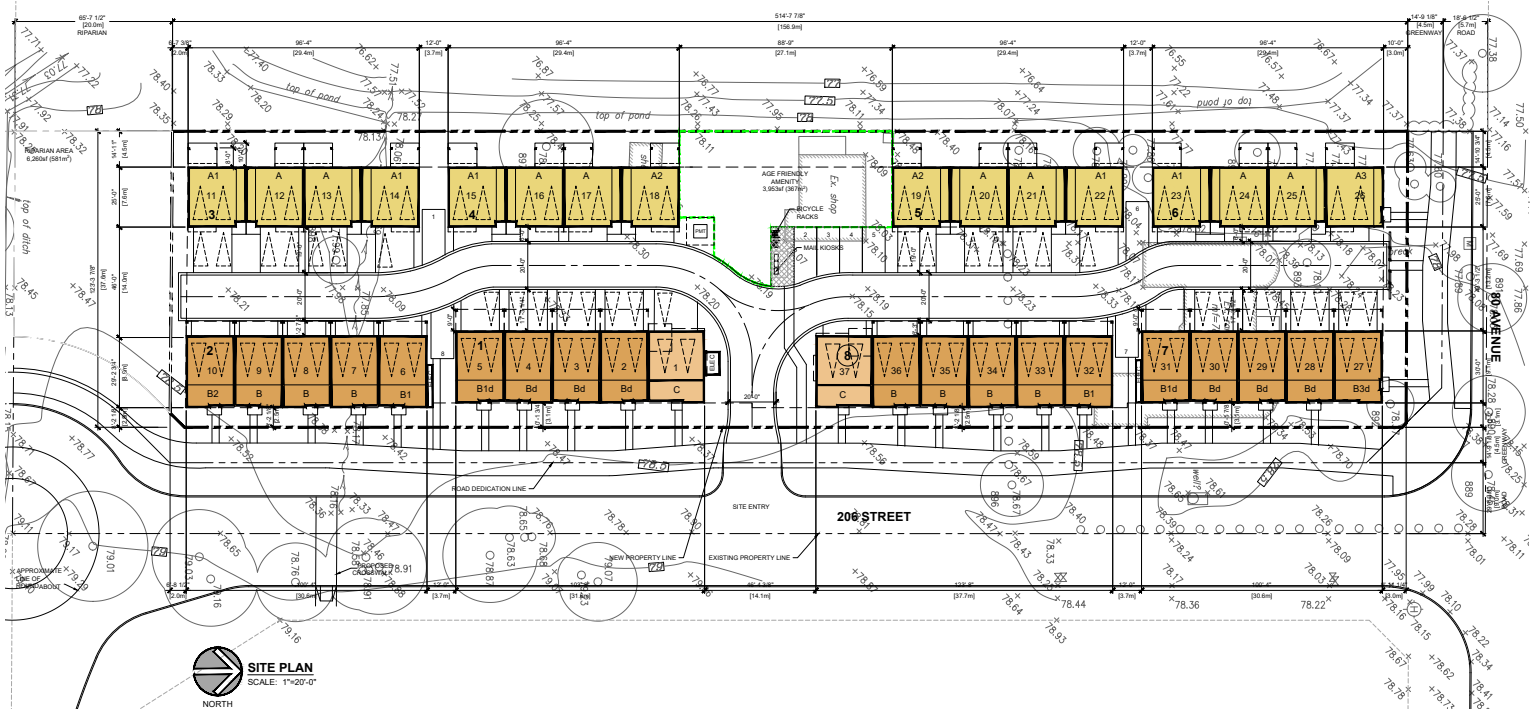
OPPORTUNITY

This offering presents a rare opportunity to acquire a Yorkson townhouse development site comprised of the highest performing townhouse product type in an A+ location. Small side-by-side units command the highest sale prices per square foot as they are the most affordable townhouse form that feels like a single family home. Willoughby consistently reports the second highest townhouse selling prices in the Fraser Valley and has proven to absorb entire projects in a matter of weeks. The average benchmark price for a townhouse in Langley has increased an average of over 20% per year since 2015.

DEVELOPMENT POTENTIAL

Preliminary drawings have been prepared by Focus Architecture showing a development of 37 townhomes comprised entirely of side-by-side garage units. The average unit size is 1,346 square feet and units range from 1,289 square feet to 1,580 square feet. The townhouse designation of the Yorkson plan permits development of 36 to 59 townhouses (15 to 25 units per acre).

PROPOSED SITE PLAN



FOR MORE INFORMATION CALL 604.687.8300

FOR SALE

YORKSON TOWNHOUSE DEVELOPMENT SITE

20584 80 Avenue
Langley, BC

PROJECT DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon request:

- Architectural drawings (site plan & floor plans)
- Integrated Site Design Plan
- Streetscape renderings
- Arborist Report
- Geotechnical Report

Please contact the listing agents to obtain access to the data room containing the above documents.

CURRENT USE

The subject property is improved with a tenanted 3,000 sf rancher, built in 1992.

PROPERTY DETAILS

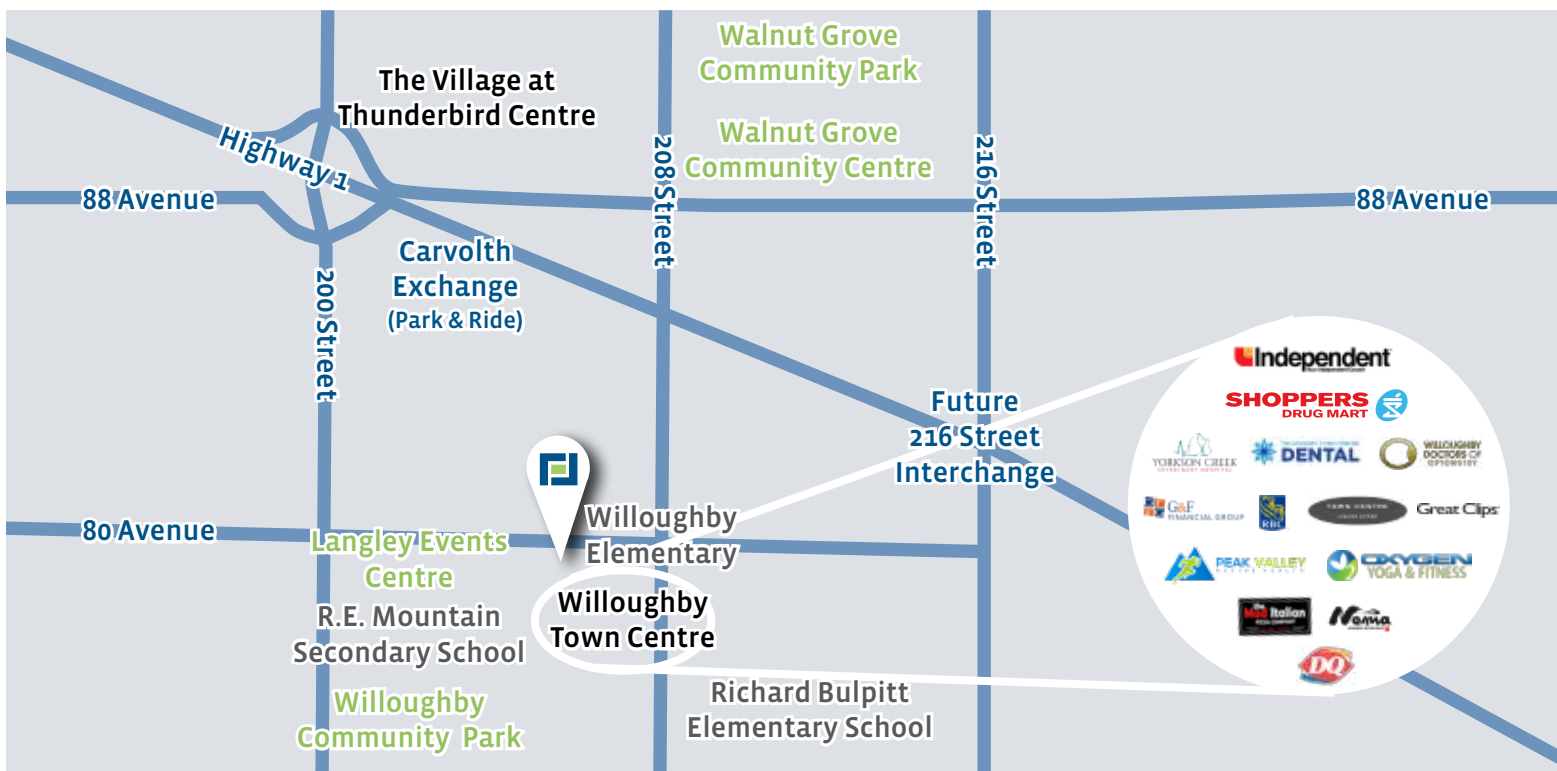
- Address: 20584 80 Avenue, Langley
- PID: 002-319-365
- Size: 2.36 acres
- Taxes: \$2,557.36 (2017)

ASKING PRICE

\$9,250,000

LOCATION

The subject site is located just west of Willoughby Town Centre in the highly sought after Yorkson sub-neighbourhood of Willoughby. It is walking distance to elementary, middle and secondary schools as well as Willoughby Town Centre which contains a comprehensive list of retail, restaurants and other services. Willoughby's proximity to Highway 1 provides convenient access to all of Metro Vancouver. A new elementary school and park is set to be constructed directly to the south of the subject property.



FRONTLINE

REAL ESTATE SERVICES

The Frontline Development Land Team is composed of two of Frontline's Partners: Justin Mitchell and Owen Yates. They are supported by Land and Investment Specialists Mike Harrison and Adam Lawrence, and by the Frontline support team including the sector's Licensed Client Service Coordinator, Megan Johal, and Frontline's Director of Marketing, Ande Kuric.



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Frontline Real Estate Services Ltd. is a full-service real estate agency offering real estate broker and marketing services across the Fraser Valley, BC.

Come visit us at our office, conveniently located on 200th Street right off Highway 1.

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