

# FOR SALE

YORKSON TOWNHOUSE DEVELOPMENT SITE

20320 80 Avenue  
Langley, BC



LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 2.44 acres
- Designated townhouse (15 – 25 UPA)
- Preliminary drawings for 55 units
- Asking price: \$12,400,000

*For more information*  
PLEASE CONTACT:

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**FLRE.ca**

# FOR SALE

## YORKSON TOWNHOUSE DEVELOPMENT SITE

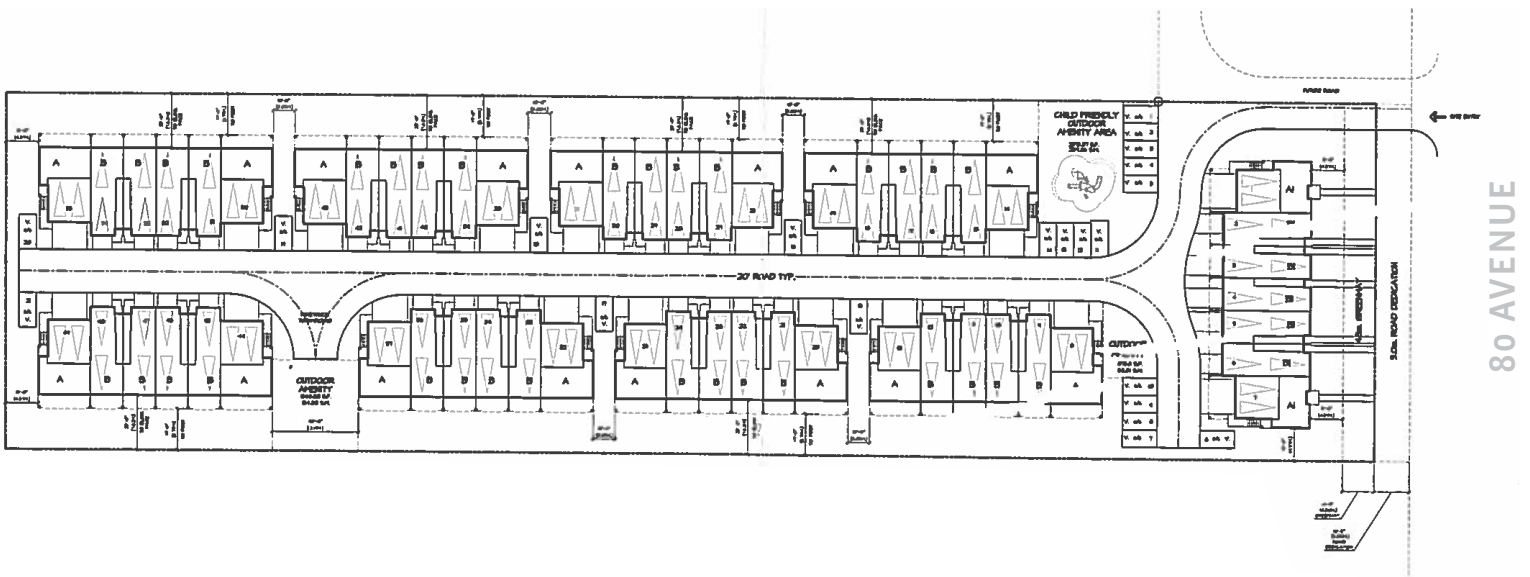
### OPPORTUNITY

This offering presents a rare opportunity to acquire an extraordinarily efficient Yorkson townhouse development site in an A+ location. 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 Barnett Dembek showing a development of 55 townhomes comprised of 37 tandems and 18 side-by-side garage units. The average unit size is 1,555 square feet and units range from 1,360 square feet to 1,957 square feet. The townhouse designation of the Yorkson plan permits development of 35 to 59 townhouses (15 to 25 units per acre).

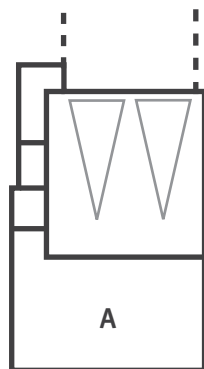
### PRELIMINARY SITE PLAN



### UNIT MIX

#### Type A

- 1,957 sf
- Side by side garage
- End unit
- Quantity: 18



#### Type B

- 1,360 sf
- Tandem garage
- Internal unit
- Quantity: 37



Total units: 55

FOR MORE INFORMATION CALL 604.687.8300

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## PROJECT DOCUMENTATION

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

- Preliminary Site Plan
- Land Use
- Tax Report
- Title

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 vacant house built in 1952.

## PROPERTY DETAILS

Address: 20320 80 Avenue, Langley

PID: 001-886-771

Size: 2.44 acres

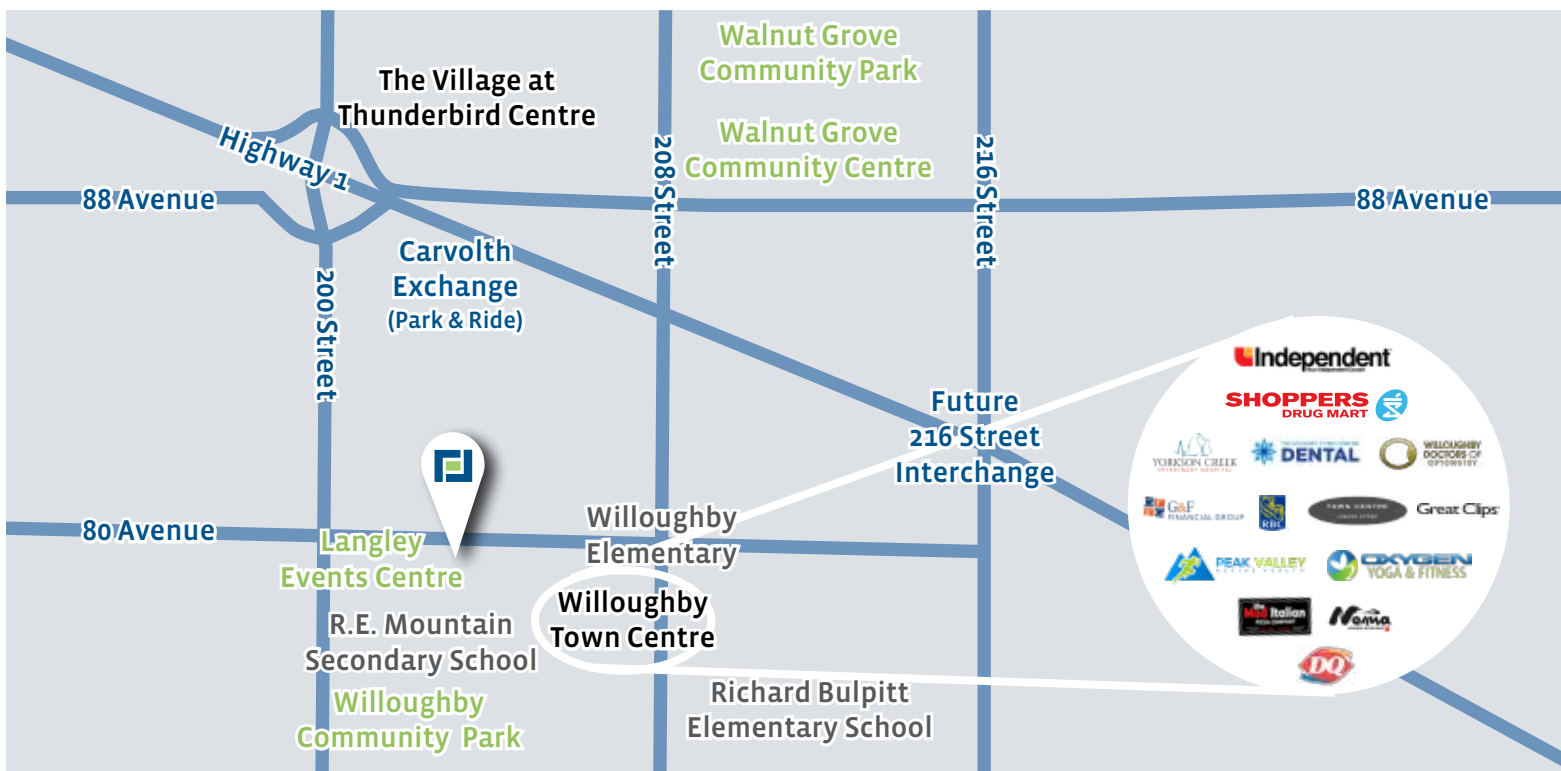
Taxes: \$855.36 (2017)

## ASKING PRICE

\$12,400,000

## LOCATION

The subject site is situated between Willoughby Town Centre and the Langley Events Centre in the highly sought after Yorkson sub-neighbourhood of Willoughby. It is walking distance to elementary, middle and secondary schools as well as the restaurants, stores and services at Willoughby Town Centre, and the existing and future amenity along 200 Street. Willoughby's proximity to Highway 1 provides convenient access to all of Metro Vancouver.



# 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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