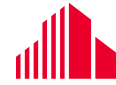


FOR SALE

20773 72ND AVENUE
LANGLEY, BC



CUSHMAN &
WAKEFIELD

2.45 ACRE MIXED USE DEVELOPMENT SITE IN
THE SMITH NEIGHBORHOOD COMMUNITY PLAN



FOR SALE
20773 72ND AVENUE
 LANGLEY, BC



THE OPPORTUNITY

C&W is please to present an opportunity to acquire a freehold interest in 20773 72nd Avenue, Langley, B.C. - an approximately 2.45 acre site in the heart of the Smith Neighborhood Community Plan.

The Smith NCP is a continuation of the already vibrant and diverse 208th corridor in Langley which has seen a tremendous amount of growth and development over the past decade.

LOCATION

The subject property features direct access to 72nd Avenue at the corner of 208th Street in Langley. The current corner property has been acquired by the Township of Langley in order to widen 208th Street making 20773 72nd Street the new corner property.

208th Street has become one of the main traffic arteries in Langley featuring an abundance of transit opportunities along with retail and commercial amenities in very close proximity to the property.

Access to several major traffic arteries including Highway #1 and the 200th Street corridor are only minutes away.

SALIENT DETAILS

PID	011-278-455
LAND USE	Willoughby – Multi-family (6 Storeys) Willowbrook – SF Residential Smith – Row/Townhouse (8 - 22 UPA)
LOT AREA	2.45 Acres
ZONING	SR-2
GROSS TAXES	\$38,911.93
ASSESSED VALUE	\$7,351,000

DEMOGRAPHICS

	1 KM	3 KM	5 KM
Population	4,075	49,550	130,000
Population Growth (2015-2020)	26.3%	17.3%	12.6%
Projected Population Growth (2020-2025)	12.2%	8.7%	7.0%
Median Age	34.2	35.3	37.8
Avg Household Income	\$127,635	\$115,735	\$110,000
% Household Ownership	78.8%	79.6%	45.6%
Predominant Building Type	Houses (1961-1980)	Houses (1991-2000)	Houses (1991-2000)



FUTURE LAND USE

The proposed land use for 20773 72nd Avenue has been broken into three components: neighbourhood commercial with frontage along 72nd Avenue at the corner of 208th Street, town/rowhousing in the middle section of the property and 4 storey woodframe density at the rear of the property.

SMITH - APARTMENT LOW TO MED (40-60 UPA)

The intent of the Apartment designation is to provide opportunities for higher density housing, including seniors' housing, adjacent to the Neighbourhood Centre. The designation will allow for a mix of unit sizes, suitable for and affordable to a range of income levels and lifestyles. Different building tenures, including rental and strata apartments, shall be supported. Densities within the Low to Medium designation are to be within the range of 40-60 units per acres. Policies specific to this designation are as follows:

- Densities shall not exceed a height of four storeys
- Minimum density is 40 upa and maximum density is 60 upa.

SMITH - ROW HOUSE/TOWNHOUSE (8-22 UPA)

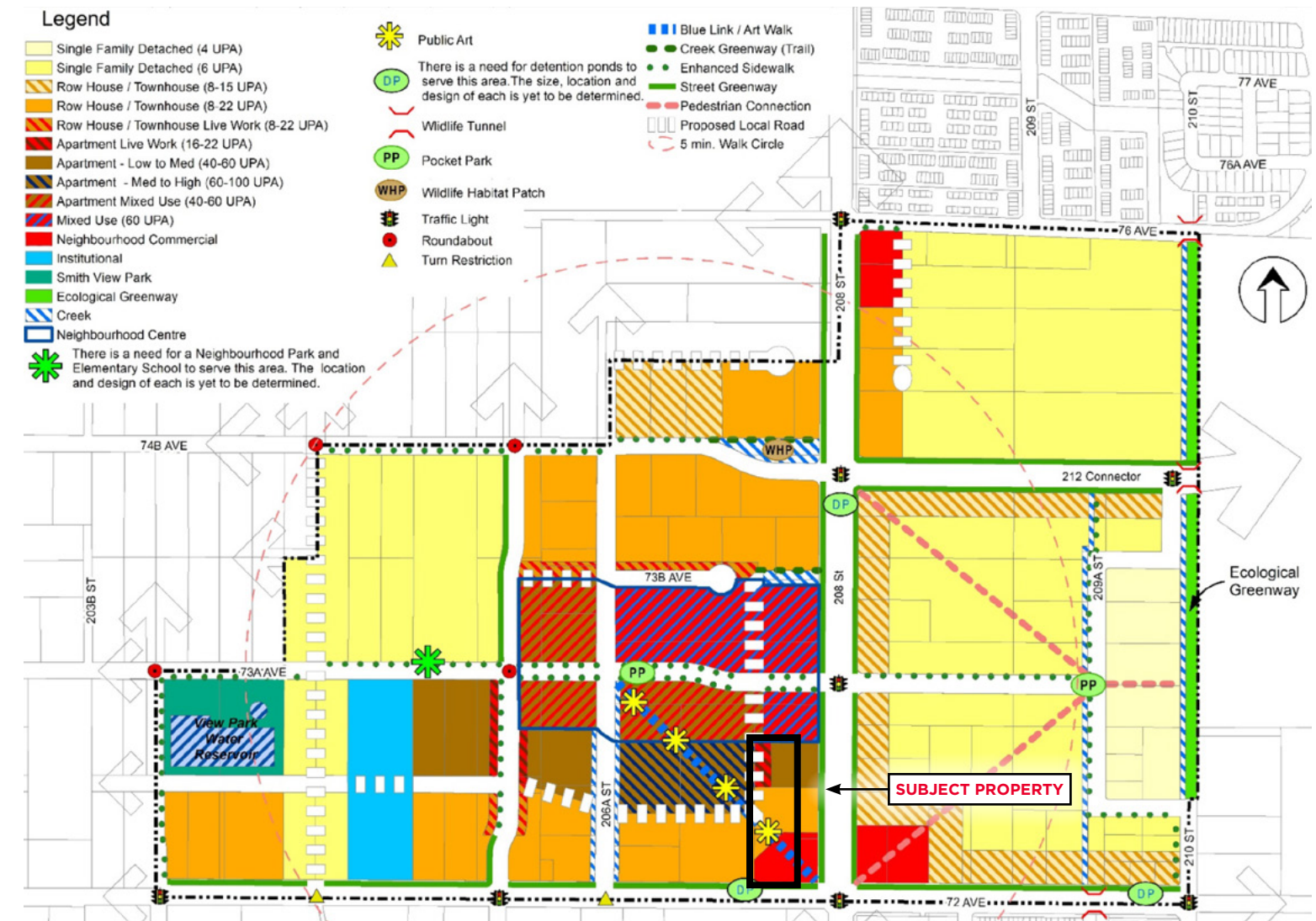
The intent of the Row House/Townhouse designation is to accommodate row house and townhouse developments, including semi-detached dwellings and duplexes, at a density of 20-54 units per hectare (8 -22 upa). Policies specific to this designation are as follows:

- Building shall not exceed a height of three storeys.
- Minimum density is 54 units per hectares (22 upa)
- Street-facing orientations with rear access to garages is required for all Row House/Townhouse developments.
- Units fronting arterial roads must provide a minimum of 4 off-street parking spaces
- All units adjacent the Wildlife Habitat Patch and associated Creek Greenway shall face the greenway and have individual pedestrian access to the greenway.

SMITH - NEIGHBOURHOOD COMMERCIAL

The intent of this designation is to provide convenient retail services for the adjacent residential area and drive by traffic. Options shall be considered for other uses above ground floor retail and financial services.

- Buildings shall not exceed a maximum of two storeys
- Retail commercial uses and/or financial services are required on the ground floor when residential uses are provided above
- Buildings shall be sited adjacent to and oriented towards a public road or greenway
- Short term patron parking shall be provided underground or in landscaped surface parking lot.



FOR SALE

20773 72ND AVENUE

LANGLEY, BC



ASKING PRICE

\$10,900,000

Please contact the listing brokers for further information.



[CLICK TO VIEW VIDEO](#)

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* Craig Haziza is licensed with CAH Realty Inc. and has a contractual relationship with Cushman & Wakefield ULC

E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 01/23/bg