

For Sale

# Newlands Golf & Country Club

21025 & 21195 48<sup>TH</sup> Avenue

Langley, British Columbia

- 18 hole Championship Golf Course and Executive Course
- Banquet and Wedding Facilities for up to 700 People
- Newlands Care Centre and Montessori School
- Bar & Grill Restaurant and Dining Room

Explore



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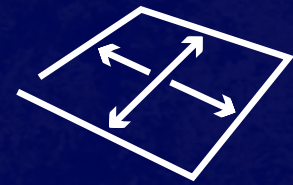
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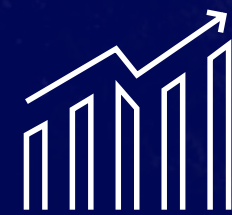
# Newlands Golf & Country Club

## Investment Highlights



### Landmark Status

Rare scale of +/- 112 acres with 92,000+ SF of improvement area



### Development Potential

+/- 2 acres of near to medium term developable non-ALR land & +/- 4 acres of long term developable non-ALR land



### Record Breaking

Quality public course with record breaking rounds played and profit since the pandemic along with diversified revenue via wedding and banquet facility as well as strong rental income



### Golf Popularity

Increased work-life balance since the onset of the pandemic & renewed interest in golf



### Added Value

The property features a few single family residences and the purchase includes valuable golf equipment



Highlights



Overview



Land Use



Location



Demographics



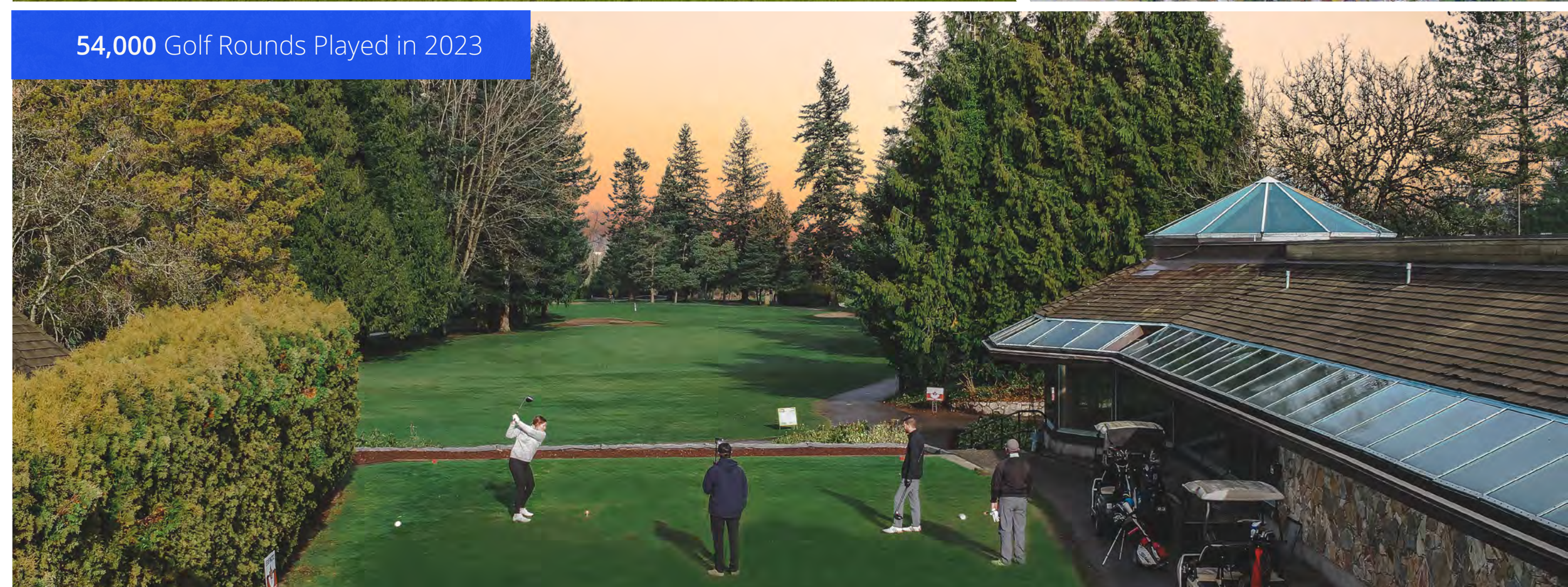
Gallery



Contact

# Property Overview

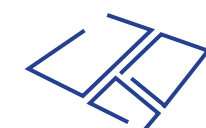
<b>Civic Address</b>	21025 & 21195 48th Avenue, Langley, BC	
<b>PID</b>	027-552-284, 027-552-268, 027-552-276	
<b>Lot Area</b>	111.71 Acres (approx. 6 acres non ALR)	
<b>Improvement Areas</b>	Montessori School	15,384 SF
	Fitness Centre, Pro Shop, Locker Area, Restaurant, Dining Rooms & Event Space	76,768 SF
	Total Clubhouse	92,152 SF
	Photography Building	2,250 SF
<b>Land Use</b>	Agricultural, Institutional, Residential	
<b>Current Zoning</b>	P2, A1, RU-10, SR1	
<b>Gross Taxes (2023)</b>	\$177,336	
<b>Montessori School NOI</b>	2024	\$185,764
	2023	\$10,819,219
<b>Gross Revenue</b>	2024 (projected)	\$11,100,000+
<b>Asking Price</b>	\$40,000,000	



Highlights



Overview



Land Use



Location



Demographics



Gallery



Contact

# Newlands Golf & Country Club

## Land Use Abstract

### Ground Oriented Residential

Official Community Plan Designation allowing for townhomes, rowhomes, multi-unit residential up to 1.2 FAR.

### Institutional-Land Use

The City of Langley's Official Community Plan designates the majority of Newlands Golf and Country Club as Institutional which is intended to accommodate a variety of recreational and civic uses. The Institutional land use correlates with the P1, P2 and CD zoning bylaws.

### P2-Zoning

The P2 zone is intended to accommodate and regulate the development of private assembly halls, hospitals, schools and related institutional uses. Permitted uses include assembly hall, private school, private hospital, childcare centre, community service, golf course, parking facilities and senior citizens care facility.

### A1-Zoning

The A1 zoning is intended to accommodate and regulate agricultural uses on lots of a minimum size of 5 acres. Permitted uses include agriculture, single family residential and accessory uses.

### Agricultural-Land Use

The City has a limited amount of land in the Agricultural Land Reserve and much of it is used for recreation at Newlands Golf & Country Club and public education at Kwantlen Polytechnic University's horticultural school. The Agricultural designation is intended to protect areas suitable for "farm use" in accordance with the Agricultural Land Commission Act.

### RU-10-Zoning

The RU-10 zone is a rural golf course zone intended to permit accessory buildings and uses including food and liquor primary uses, driving ranges, golf courses and pitch and putt facilities.

### SR1-Zoning

The SR1 zone is a suburban residential zone intended to permit accessory buildings and uses, accessory home occupations, accessory parking of commercial vehicles, agricultural uses, commercial greenhouses, Mobile homes, residential uses, and golf courses.



Highlights



Overview



Land Use



Location



Demographics



Gallery



Contact

# Newlands Golf & Country Club

## Location Overview

Newlands Golf & Country Club is centrally located in the Brookwood neighbourhood of Langley, British Columbia.

Brookwood offers a serene suburban lifestyle, offers a tranquil suburban lifestyle within easy reach of Vancouver and the rest of the Lower Mainland. Known for its spacious lots, tree-lined streets, and a strong sense of community, Brookwood is a highly desirable area for families and those seeking a quieter pace of life.

One of the key features of the area is its abundance of parks and green spaces. Residents can enjoy outdoor activities at nearby parks such as Brookwood Park, which offers sports fields, playgrounds, and walking trails. The area is also home to the Campbell Valley Regional Park, a 2,500-acre park with hiking, biking, and horseback riding trails, as well as a campground and picnic areas, providing plenty of opportunities for outdoor recreation.

The neighbourhood also boasts a variety of amenities, including shopping centers, restaurants, and schools, making it a convenient place to live and play. The neighborhood has a strong sense of community, with local events and festivals that bring residents together. With its peaceful atmosphere, natural beauty, and convenient amenities, Brookwood offers a high quality of life for those looking to settle down in a welcoming suburban community.



Highlights



Overview



Land Use



Location



Demographics



Gallery



Contact

# Demographics (Within 5 km)

The Township of Langley in British Columbia is a diverse and rapidly growing community with a population that reflects a range of ages, ethnicities, and socioeconomic backgrounds. According to the 2022 census, the area around the Newlands Golf & Country Club had a population of approximately 92,679 people, a significant increase from previous years.

The population is relatively young, with a median age of 41.2 years, and is projected to continue growing as more people are attracted to the area's amenities and lifestyle.



**92,679**  
Population



**42 years old**  
Average Age



**\$123,681.10**  
Median Household Income



**\$206,713,947**  
Total Recreational Spending in 2022



Highlights



Overview



Land Use



Location



Demographics



Gallery



Contact

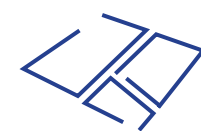
# Gallery - Event Space



Highlights



Overview



Land Use



Location



Demographics



Gallery



Contact

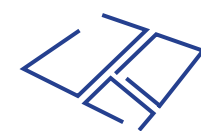
# Gallery - Restaurant & Bar



Highlights



Overview



Land Use



Location



Demographics



Gallery



Contact





## Offering Process

Offers will be reviewed from qualified purchasers on a first-come basis. Purchasers are invited to submit offers to Colliers or Cushman & Wakefield on the Vendor's preferred form of Offer.

After signing a Confidentiality Agreement (CA), qualified parties will be provided access to the data room which contains pertinent information and documents relevant to the Offering.

[Click Here to View Property Website](#)

## Contact

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Highlights



Overview



Land Use



Location



Demographics



Gallery



Contact