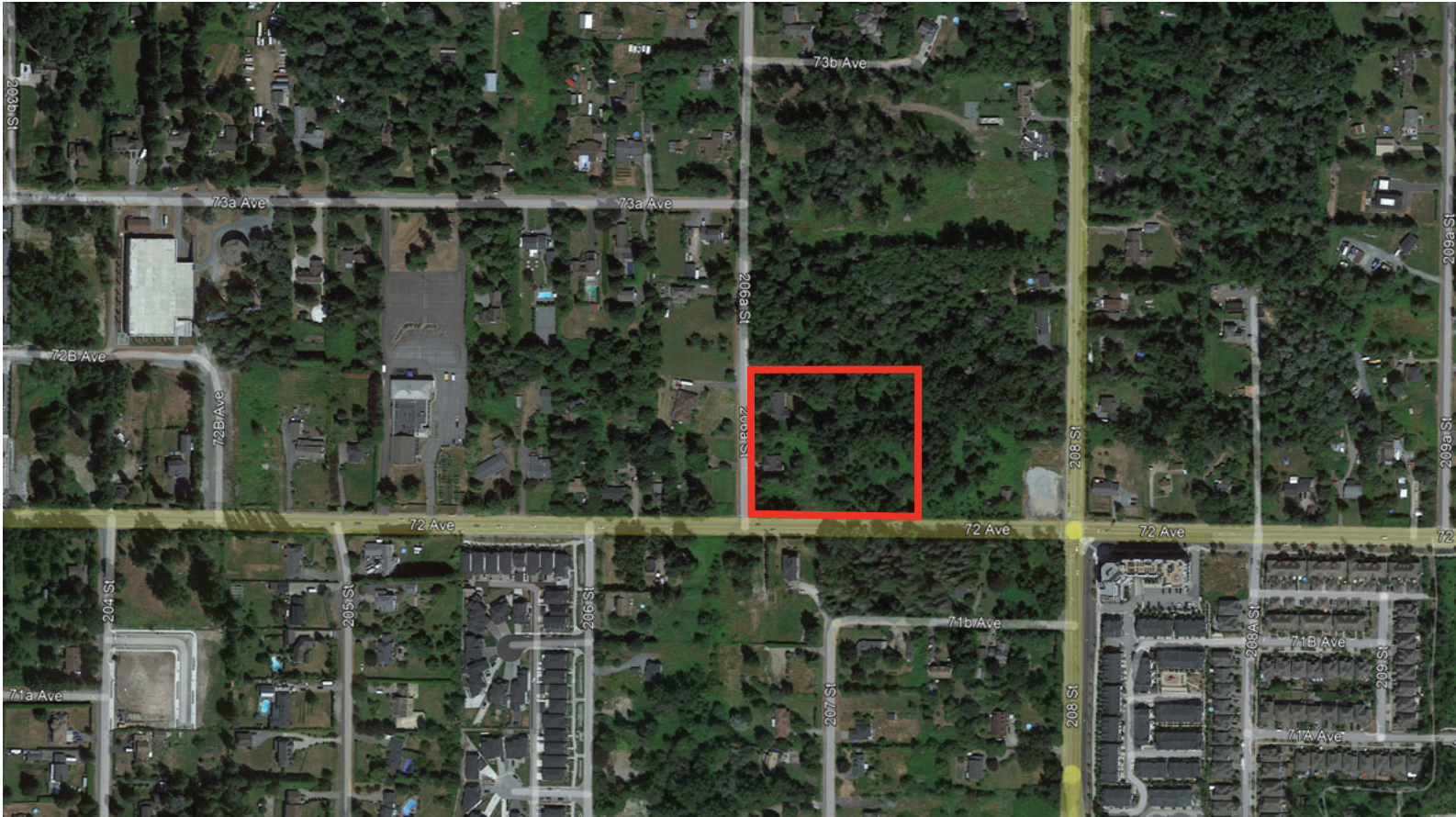


**FOR SALE**  
**7230 206A STREET**  
LANGLEY, BC



**Harpreet Singh**

Personal Real Estate Corporation  
Executive Vice President, Development Land & Investment Sales  
604 640 5870  
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# FOR SALE

## 7230 206A STREET

LANGLEY, BC

### OPPORTUNITY

Cushman & Wakefield ULC ("C&W") is pleased to present the opportunity to purchase 7230 206A Street, Langley BC, an excellent development opportunity in proximity to 200th Street Corridor. The Subject Property consists of a single parcel equaling ±46,327 sq. ft. with excellent proximity to the amenities and rapid future growth. Poised for growth, Langley is set to receive a Skytrain Extension allowing for efficient transit to Vancouver and its other submarkets. With a future Bus Rapid Transit (BRT) and the possibility of Light Rapid Transit (LRT) along 200th Street, the idea is to meet the growth and full potential along 200 Street Corridor and the properties in the proximity. 72nd Avenue along 200th street is an anticipated transit stop for the future and efficient transportation network.

### LOCATION

Centrally Located in the Township of Langley and near Langley City, the Subject Property represents a fantastic opportunity to develop near prominent amenities such as Willowbrook Shopping Centre, Langley Riocan Power Centre, and numerous retail plazas and establishments along major arterials such as 200 street corridor and the Langley-Bypass. Willowbrook Mall is comprised of a single-storey shopping centre with approximately 140 stores spread across 646,540 sq.ft. The shopping centre boasts strong anchors including Nordstrom Rack, Winners, Hudson's Bay, T&T Supermarket, H&M, Sport Chek and Toys R Us.

DEMOGRAPHICS	Within 1 km	Within 3 km	Within 5 km
Estimated Population (2022)	2,982	56,264	134,236
Projected Population (2027)	4,039	64,124	146,564
Population Growth (2022-2027)	35.5%	14.0%	9.2%
Average Household Income	\$139,301	\$129,041	\$122,903
Number of Businesses	18	1,726	4,044

### DRIVE TIMES

Willowbrook Shopping Centre	9 Minutes
Smart Centres Langley	4 Minutes
RioCan Power Centre	7 Minutes

\*Please make independent inquiries with the Township of Langley regarding the development potential. Hypothetical plans only.



### NCP: WILLOUGHBY - SMITH - ROW HOUSE / TOWNHOUSE - 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:

- Buildings shall not exceed a height of three storeys.
- Minimum density is 20 units per hectare (8 upa) and maximum density is 54 units per hectare (22 upa).
- Street-facing orientation 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

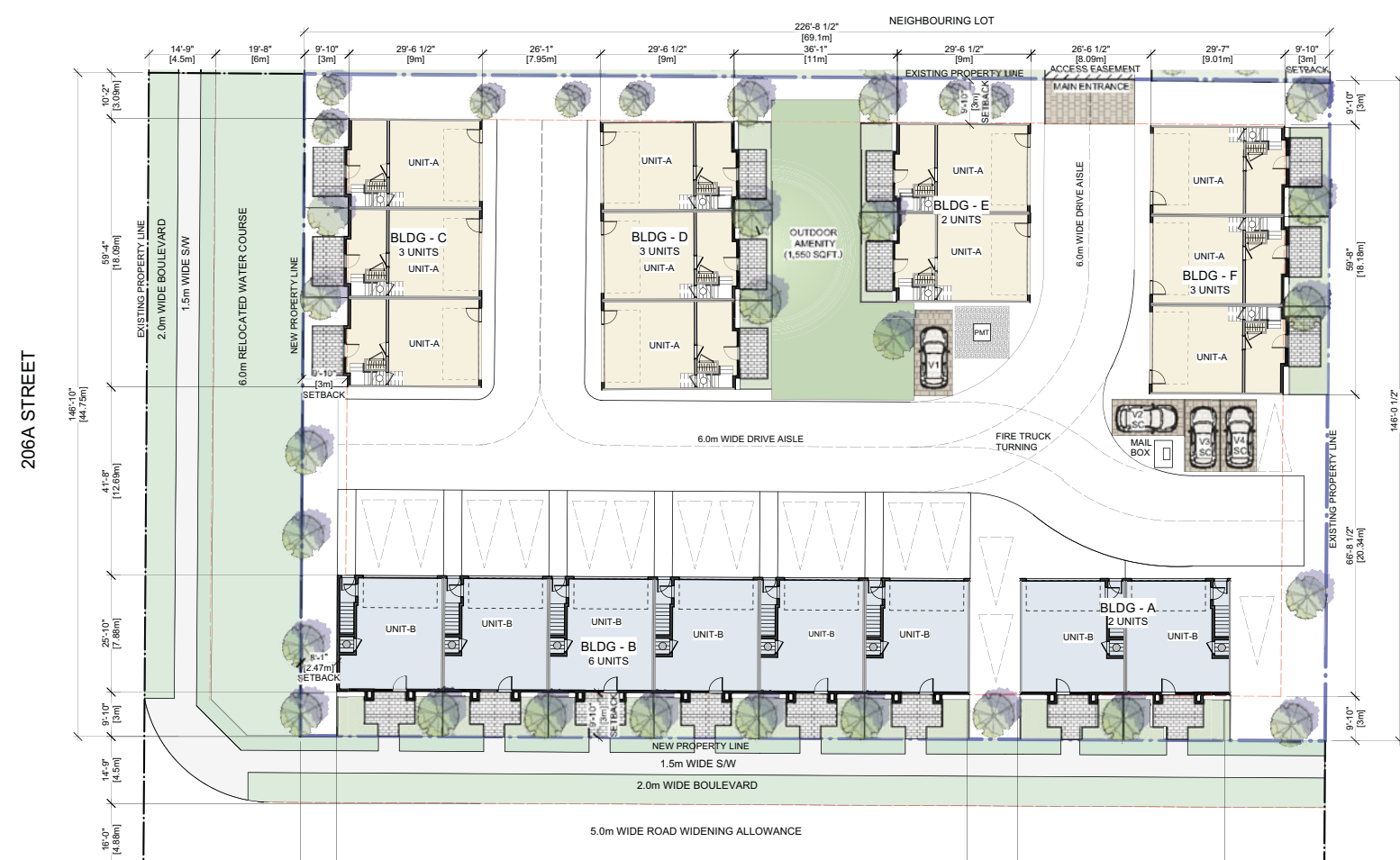
### OPPORTUNITY HIGHLIGHTS

- Under the 200 Street 2040 Corridor Plan, 72nd Avenue has been identified as anticipated transit stop for Bus Rapid Transit (BRT) and potentially Light Rapid Transit (LRT)
- The community of Langley has been experiencing significant population and development growth in recent years.
- The Property is in a central location with close proximity to Langley's downtown core and major amenities
- Fantastic development opportunity given its superior location
- Ideal zoning and designation for a wood-frame development

### SALIENT DETAILS

	<b>7230 206A Street, Langley, BC V2Y 1V8</b>
PID	002-403-455
Zoning	SR-2 - Suburban Residential Zone
Official Community Plan Designation	Willoughby - Multi Family
Neighbourhood Community Plan	Willoughby - Smith - Row House /Townhouse - Row House /Townhouse (8-22 UPA)
Legal Description	LOT 156 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 60215
Site Area	1.06 acres
Annual Taxes (2022)	\$11,253.89
<b>Asking Price</b>	<b>\$4,200,000</b>

### CONCEPTUAL PLAN



\*LINES ARE APPROXIMATE, SITE SURVEY AVAILABLE UPON REQUEST



**FOR SALE**  
**7230 206A STREET**  
 LANGLEY, BC

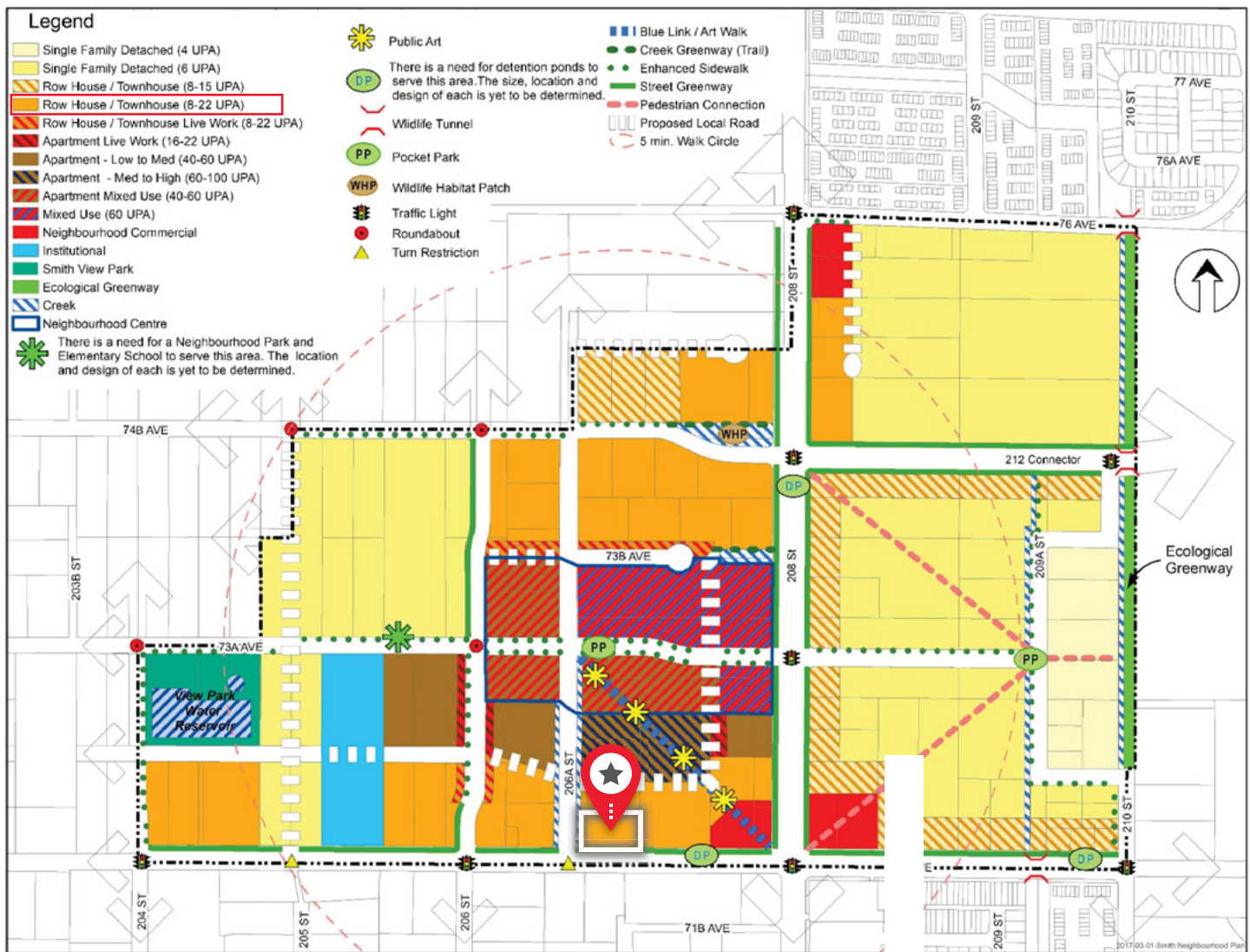
**ABOUT LANGLEY**

Langley's regional town centre is one of the most active industrial and service commercial land bases in the Lower Mainland. Langley is well known for its distinctive retail offerings and eateries, while the surrounding area has become a magnet for high-end luxury brands and big-box retail.

Offering a pedestrian-oriented Downtown Langley and a Kwantlen Polytechnic University campus located right in town, the City boasts a high-end shopping Centre, independent stores, farmers' markets, terrific antique retailers and a plethora of community arts, culture and entertainment opportunities.

Langley provides excellent multidirectional access to Highway 10 & 56th Avenue, Fraser Highway, and the Langley Bypass via direct exposure to 206th Avenue.

**SMITH LAND USE PLAN**



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