

HQ

Commercial

FOR SALE

POTENTIAL FUTURE TOWNHOUSE
DEVELOPMENT SITE

8071 197 STREET,
LANGLEY



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OPPORTUNITY

Developers, seize the potential of this 2-acre property in Langley Township, perfect for future townhouse development. With approximately 1 acre of developable land, this site represents an exceptional investment opportunity. The property includes a spacious home with multiple suites, outbuildings, a large 33'x24' garage, and a sizable workshop. Notably, a neighboring property of similar size is currently undergoing a development application for townhouses.

SUMMARY

BUILDING	5,112 SF
ZONING	(SR-2) SUBURBAN RESIDENTIAL ZONE
LAND	2 ACRES
PID	002-554-950
TAXES (2025)	\$11,732.26
SALE PRICE	\$9,995,000

LOCATION

Latimer Heights continues to be one of Langley's most active and desirable townhouse development nodes, supported by the surrounding area, which includes active and recently completed townhouse developments, reinforcing the viability of the proposed density and product type.

Ongoing multi-family development activity, established and planned infrastructure, strong end-user demand for townhouse product, and proximity to 200 Street and major transit corridors further contribute to the strength of this location.

BUILDING HIGHLIGHTS

Prime Location: Situated near the thriving Willoughby and Latimer developments.

Development Potential: 2-acre property ideal for townhouse development.

Growing Community: Located in a rapidly expanding area with excellent schools and

Transportation Access: Close to major roads and highways for easy connectivity.

Economic Growth: Part of a vibrant economic corridor with shops, restaurants, and entertainment options nearby.

Existing Structures: Includes a spacious home, multiple suites, outbuildings, and a 33'x24' garage.

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