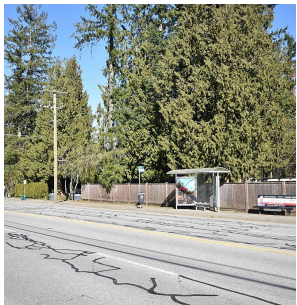


# 20815 45a Avenue, Langley

\$2,588,000



DEVELOPER ALERT! PRICED TO SELL!! Here is the best valued OCP Designated GROUND ORIENTED ZONING at 1.2 FAR currently listed for sale AT \$208 PER SF! MIXED USE ROWHOMES, TOWNHOMES, 4PLEX, or more, CORNER LOT PROPERTY on 45A AVE. This is the KEY PROPERTY for any development as access can't be off 208th Street. located just on the border of BROOKSWOOD and Langley City. Property is on SANITARY SEWER and 6 UNIT ROWHOME going in right across the street on the EXACT SAME SIZE LOT with the same OCP Designation. THREE Properties to the north currently listed and to be sold in conjunction with one another CAN be purchased SEPARATELY and ADDED WITH THIS ONE to CREATE a ONE ACRE DEVELOPMENT SITE. ACT FAST!!

## KEY INFORMATION

MLS® R2687171

Residential Detached

Langley City

4 Bedrooms

3 Bathrooms

2,184 SF

12,420 SF Lot

## FEATURES

Year Built: 1973

Listed By: RE/MAX Colonial Pacific Realty

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