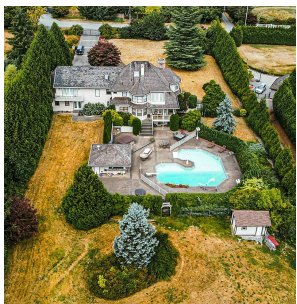
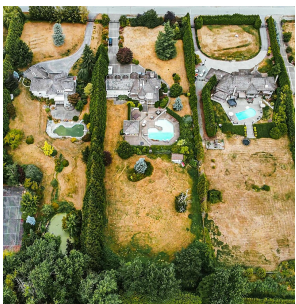


# 21398 78 Avenue, Langley

\$8,488,000



Developer Alert! Prime Williams NCP - Residential District - plot, a developer's dream! This property, part of the Williams Neighbourhood Concept Plan (NCP), is a canvas for investors, builders, and developers. Under current NCP, anticipate 6-10 Units Per Acre (UPA), yet recent applicants achieved seamless rezoning to townhouses, unlocking substantial Floor Space Ratio (FSR) gains. 21300 Block of 72 Ave is slated for Comprehensive Development, allowing 16-22 UPA. Swiftly amend Williams Neighbourhood Plan, shift designation from Single Family Mixed Residential to Rowhouse/ Townhouse. Developers can streamline rezoning from SR-2 to Comprehensive Development CD-183 or CD-176. Buyer diligence required.

## KEY INFORMATION

MLS® R2808864

Residential Detached

Willoughby Heights

7 Bedrooms

6 Bathrooms

7,514 SF

87,169 SF Lot

## FEATURES

Year Built: 1990

Listed By: eXp Realty (Branch)

rennie