

FOR SALE

TOWNHOUSE DEVELOPMENT SITE

21671 FRASER HIGHWAY, LANGLEY BC



The subject property comprises a 36,106 SF lot that is improved with two single-storey commercial buildings. The purpose use is as a 15-unit townhome subdivision.

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PROJECT DATA

Net site area	36,106 SF
Proposed units	15 (18.1 U.P.A.)
FSR	0.70
Lot coverage	38%
Asking price	\$5,700,000
Price per unit	\$380,000

SUITE MIX

Unit F	3 bedroom	double garage	1,565 SF	5 units	7,825 SF
Unit F1	3 bedroom	double garage	1,600 SF	2 units	3,200 SF
Unit F2	3 bedroom	double garage	1,577 SF	2 units	3,154 SF
Unit F4	3 bedroom	double garage	1,548 SF	1 unit	1,548 SF
Unit F6	3 bedroom	double garage	1,533 SF	1 unit	1,533 SF
Unit G	4 bedroom	double garage	1,964 SF	1 unit	1,964 SF
Unit G1	4 bedroom*	double garage	2,026 SF	1 unit	2,026 SF
Unit J	4 bedroom	double garage	2,033 SF	1 unit	2,033 SF
Unit J1	4 bedroom	double garage	2,045 SF	1 unit	2,045 SF
				15 total units	25,328 SF

* adaptable



SURROUNDING AREA



NORTH	Townhomes followed by single-family homes, to the northwest lies a five-storey multi-family development.
SOUTH	Single-family homes and institutional use such as an Elementary School and Christian Church.
EAST	Single-family subdivision, Credo Christian High School followed by the Langley Memorial Hospital.
WEST	Along Fraser Highway is primarily low-density commercial uses, including a hotel adjacent to the west.

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