

FOR SALE



Don Munro
604-817-7338

19645 80th Avenue, LANGLEY, BC

0.25 Acres Future Development Property



About Langley

The City of Langley is located in the center of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver with a population of approximately 2 million and the Fraser Valley Regional District with a population of approximately 200,000. Langley (Langley City: 25,000, Township of Langley: 95,000) is situated on the eastern edge of the Greater Vancouver Regional District and has a trading population of approximately 500,000 (within a 30 minute commute).

Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometers (30 miles) of Vancouver, the Port of Metro Vancouver and the Vancouver International Airport and is centrally located within 24 kilometers (15 miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.

Address: 19645 80th Avenue

Legal: Parcel "One" (Reference Plan 3147) South Half of The South East Quarter Section 27 Township 8 New Westminster District

PID: 011-225-947

Taxes: \$2,757.29 (2019)

Lot Size: 0.25 Acres

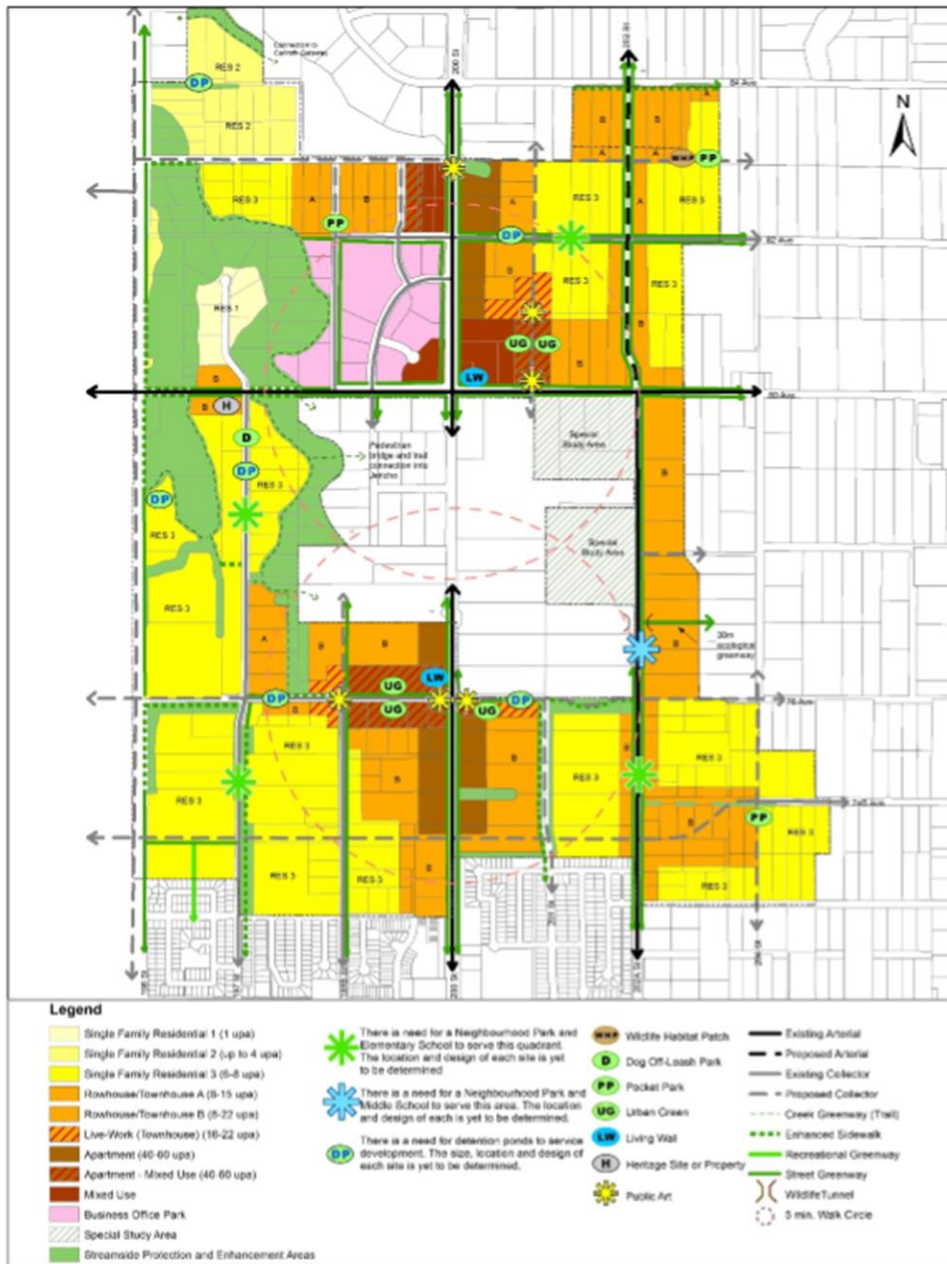
Zoning: SR-2

NCP: Willoughby (Latmier)

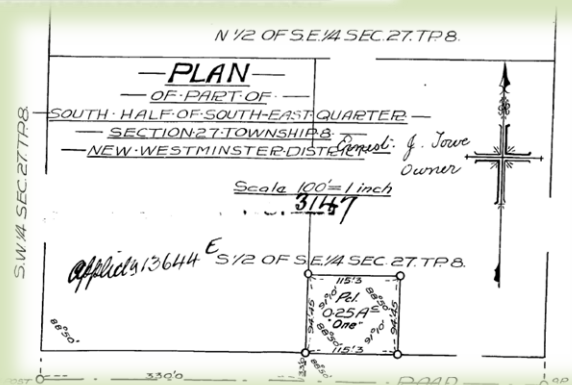
Price: ***\$899,000.00***



Map 1 – Latimer Land Use Plan



- Potential for Land Assembly & Re-development
- One Storey Home on a crawl space
- Natural Gas Forced Air Heat
- Surface Well
- Asphalt Roof (approximately 15 years old)
- Exterior is Stucco & Vinyl Siding
- Gas Stove
- Renovated 2000-2003 windows, interior doors, all new flooring, bathroom
- Replaced Gas Hot Water Tank in 2015



192nd Street



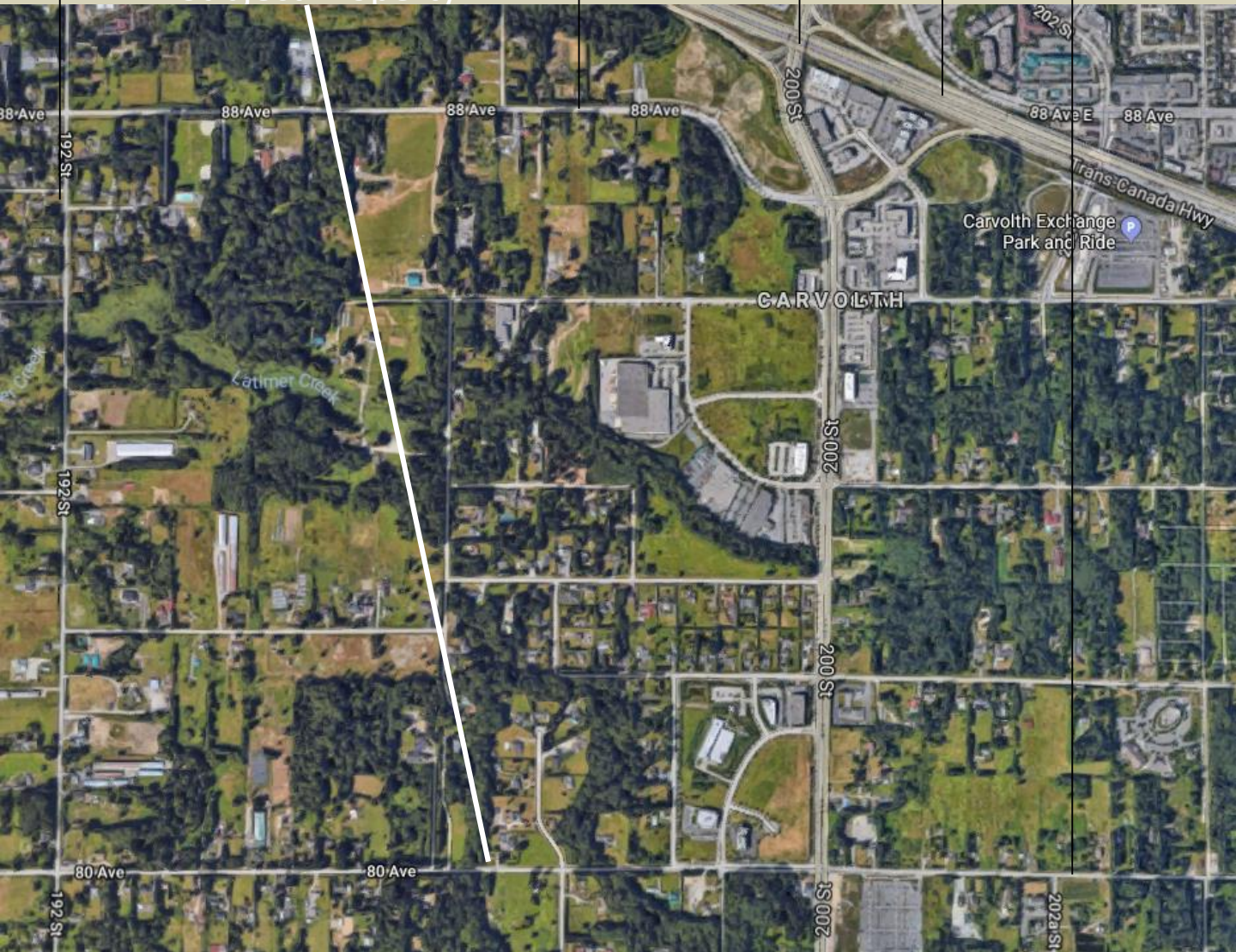
88th Avenue

200th Street
Exchange

Trans Canada
Hwy

80th Avenue

Subject Property



Don Munro
604-817-7338



botsoldmunro@gmail.com

See us online at : donmunrorealestate.com



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