

FOR SALE



21588 96th Avenue

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com

DM

Don Munro
Real Estate





Legal: Lot 3 Section 36 Township 8 New
Westminster District Plan LMP37851
PID: 024-236-781
Taxes: \$12,079.64 (2020)
Lot Size: 20,000 Sq. Ft.
Zoning: C4 (Entertainment Commercial)
PRICE: **\$1,625,000**



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- Vacant Land - Commercially zoned C-4 (Entertainment Commercial)
- Uses include Brew Pubs, Convention Centres, Cultural and Entertainment Facilities, Gaming Facility, Indoor Recreation Facilities, Liquor Primary Establishments, Motor Vehicle Parking Facilities, Office Uses, Personal Services, Restaurants, Retail Sales and Tourist Accommodations
- Frontage on 216th Street and 96th Avenue
- Easy access to TransCanada Highway at new 216th Street Exchange

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.

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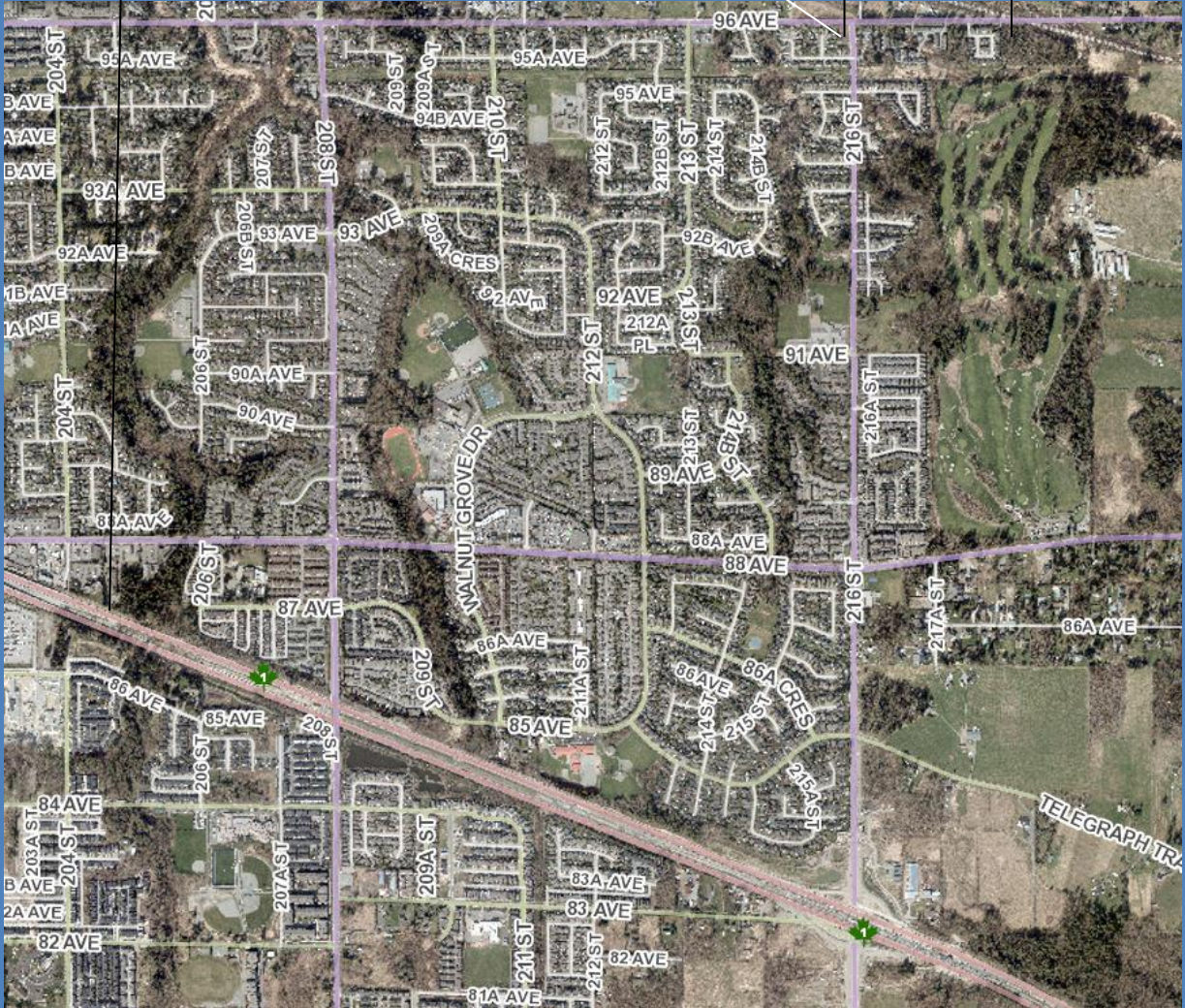
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21588 96th Avenue

TransCanada
Highway

216th Street

216th Street



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