

FOR SALE



Grants Landing Marina 4 TITLES

604-817-7338

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www.donmunrorealestate.com

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- 1 - 10930 208 STREET
- 2 - LOUIE CRESCENT
- 3 - 20865 LOUIE CRESENT
- 4 - 20883 LOUIE CRESCENT

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1 – 10930 208th Street

Legal Description - PARCEL "A" (N44261E) LOT 1 DISTRICT LOT 53 GROUP 2
NEW WESTMINSTER DISTRICT PLAN 4283

PID - 005-923-379

Size – 33,710.32 Sq. Ft.

Tax – \$2,778.71 (2024)



2 – Louie Crescent

Legal Description - PARCEL "B" (N96360E) LOT 2 DISTRICT LOT 53 GROUP 2
NEW WESTMINSTER DISTRICT PLAN 4283 LYING NORTH AND WEST OF ROAD

Size – 32,598.58 Sq. Ft.

PID – 011-66-245

Tax – \$3,011.14 (2024)



3 – 20865 Louie Crescent

Legal Description - LOT 3 EXCEPT: FIRSTLY: PARCEL "A" (EXPLANATORY PLAN 29336) SECONDLY: PART LYING SOUTH OF LOUIE CRESCENT ROAD, DISTRICT LOT 53 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 4283

Size – 23,897.75 Sq. Ft.

PID – 009-825-835

Tax - \$2,656.30 (2024)



4 – 20883 Louie Crescent

Legal Description - PARCEL "A" (EXPLANATORY PLAN 29336) LOTS 3 AND 4
DISTRICT LOT 53 GROUP 2 T NEW WESTMINSTER DISTRICT PLAN 4283

Size – 2.23 Acres

PID – 011-066-342

Tax - \$3,636.26 (2024)



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The Site

This unique offering consists of four legally distinct, contiguous upland parcels forming an irregularly shaped site with:

- **Frontage on 208th Street:** Approximately 157 feet
- **Frontage on Louie Crescent:** Approximately 662 feet
- **Maximum Site Depth:** Approximately 609 feet
- **Gross Site Area:** ±4.244 acres

These parcels offer a rare opportunity for residential or recreational development in a waterfront setting



Foreshore Lease

Located at **20837 Louie Crescent**, the foreshore lease area is defined by **Licence No. LAN35502600F-001** and includes:

- **34 Float Structures** of varying sizes on 2,368 Sq Ft of dock
- **40-Berth Float Home Marina** with additional boat moorage capabilities
- **Total Area (land, water & breakwater):** ±171,932 sq. ft.

Lease Details:

- **Start Date:** July 1, 1999
- **Current Term Expiry:** August 31, 2039
- **Renewal:** At least one renewal term is indicated

This water lot provides long-term stability and exceptional potential for float home or marina operations.



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Improvements

On the upland property, existing improvements include:

- **Three Single-Family Homes or Cottages** (constructed between 1928 and 1973, with multiple renovations)
- **Six Storage Sheds**
- **Water Treatment Facility** with a pump system and 3 drilled wells
- **Metal Storage Containers**
- **Gravelled Surfacing**

These structures support a variety of residential and utility uses, enhancing both functionality and potential for future development.

Land Use & Zoning

- **Current Zoning:** FH-1 (Residential Float Home)
- **OCP Designation:** Agriculture
- **Agricultural Land Reserve (ALR):** Yes

This zoning allows for float home residences and aligns with the surrounding rural and recreational character, offering both charm and potential for tailored redevelopment.



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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Trans Canada Highway

200th Street
Exchange

Subject Property

Subject Property

96th Avenue

Fort Langley



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