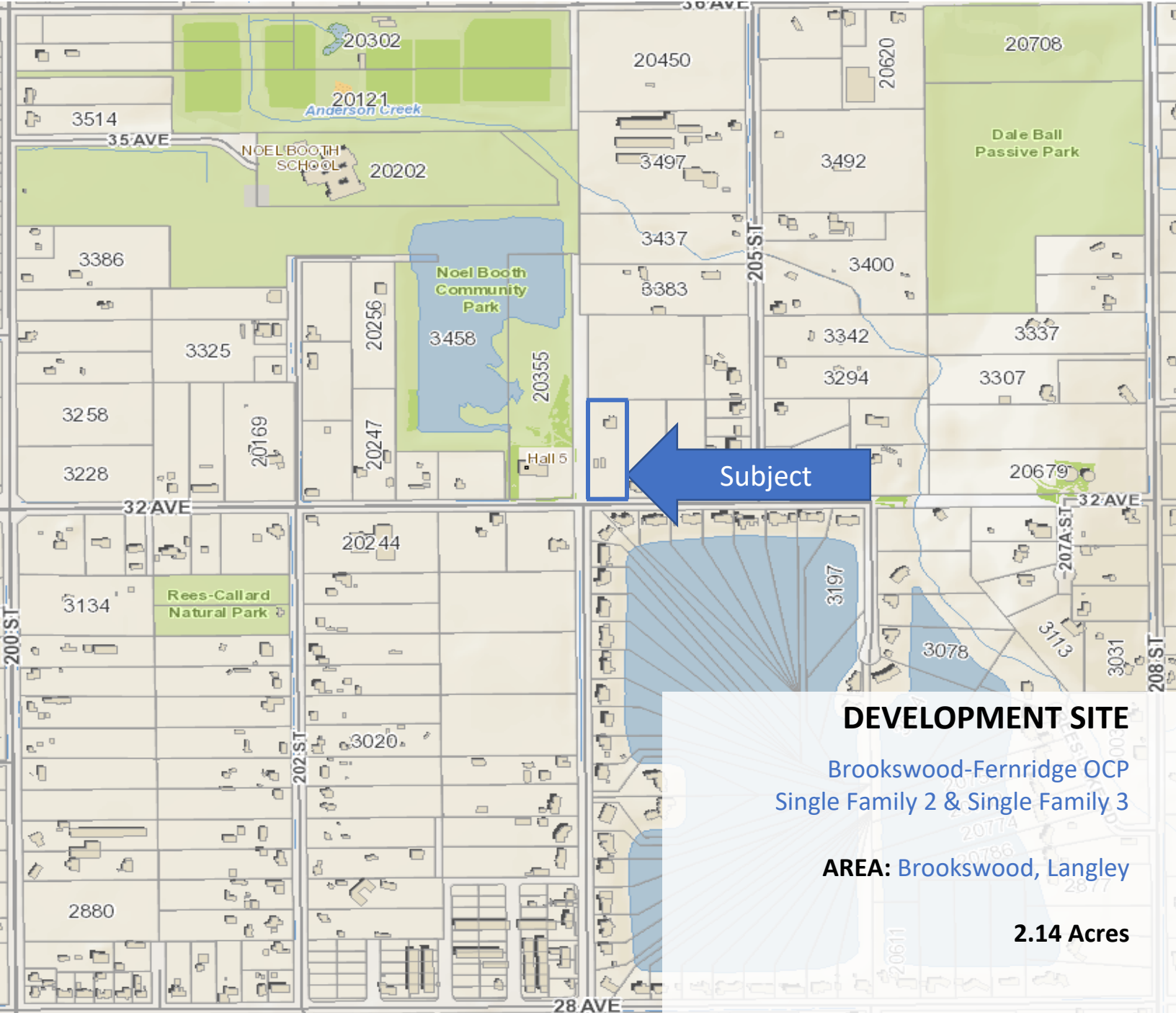




CHEEMA
REAL ESTATE GROUP

20405 32 Avenue Development Package



DEVELOPMENT SITE

Brookwood-Fernridge OCP
Single Family 2 & Single Family 3

AREA: Brookwood, Langley

2.14 Acres

PJ Cheema
Razaik Cheema
pjcheema@gmail.com

604.725.1258
604.537.8447



Sutton Premier Realty
15483 104 Avenue, Surrey BC, V3R 1N9

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Property Descriptions

OCP: Brookwood – Fernridge Community Plan

NCP: Booth Neighborhood Plan

Land Use : Single Family 2 & Single Family 3

SIZE: 2.14 Acres

Opportunity

- This site is located within the Brookwood-Fernridge OCP for Single Family 2 & Single Family 3 designation.
- This parcel is ideally located for development because of its location and opportunity.
- Rectangle shape site with 2 road access points allow for effective and efficient development.
- This parcel is free of creeks, ROWS and easements.
- Custom built 4 bed & 3 bath, 1,974 sqft. home. Built in 1985.
- Potential to subdivide up to 10 single family lots.

Location

- This site is in a great location by being in the center of ever-developing Brookwood/Langley.
- Noel Booth Community Park & Lake is cornering on the Northwest side of the property.
- Easy access to all main routes: 200 Street is 0.85km West, Pacific Hwy is 5.7km West, Fraser Highway is 6.5km North & Highway 99 is 10.7km West.
- Pacific Highway Border Crossing is a 20-minute drive south.
- Langley City Centre is 7.0km North, Willowbrook Mall is 7.3km North, & Langley Memorial Hospital is 7.4km North.
- Future Langley City Skytrain station is 7.0km North.

Aerial Site View

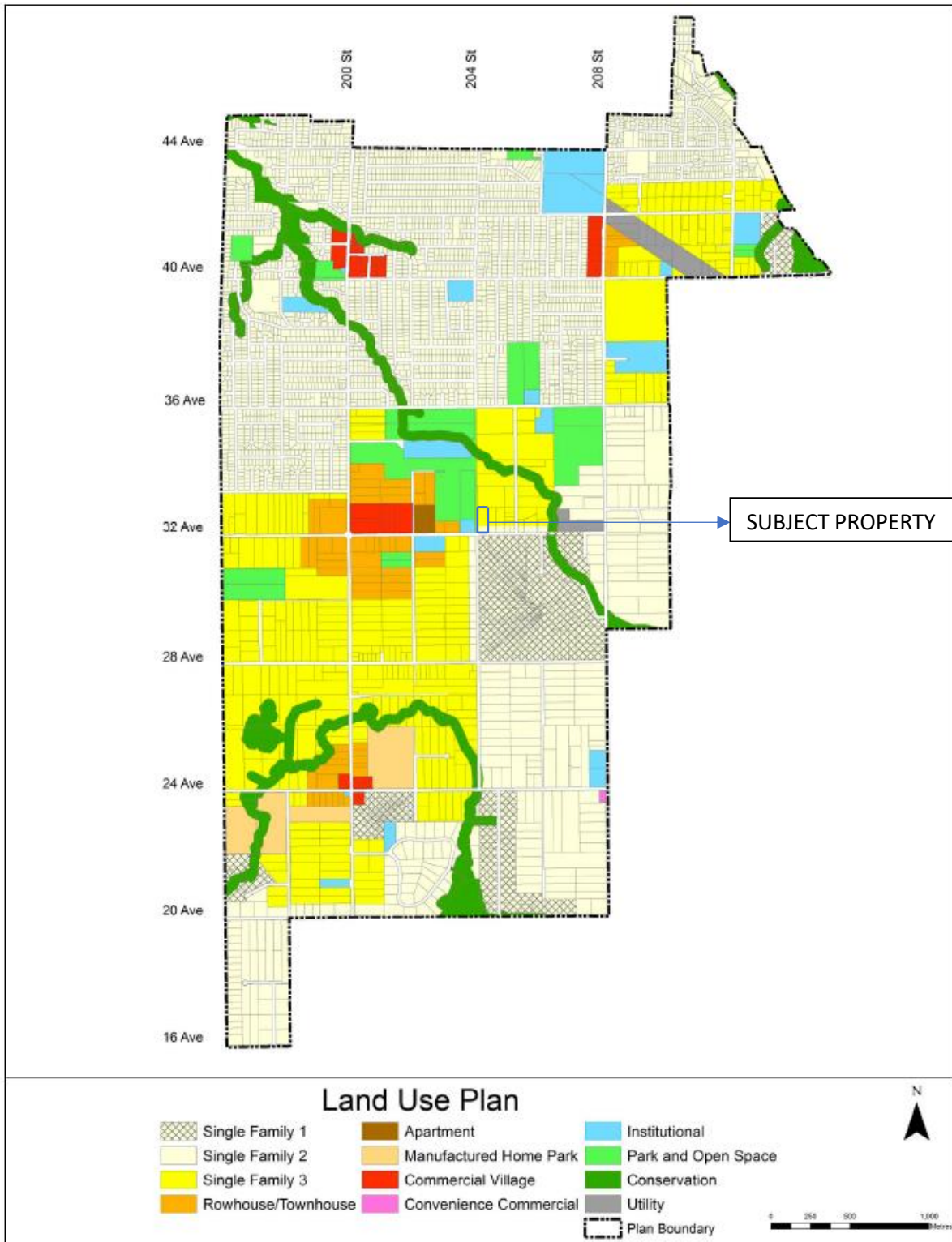
2.14 Acres = 93,218 SQFT



Site Dimensions (Approximate)



OCP Designation Map



NCP Map

