

FOR SALE

# 200<sup>TH</sup> STREET & 32<sup>ND</sup> AVENUE

LANGLEY, BC

- LAND WITH III READING APPROVAL FOR 82 LARGE TOWNHOMES
- POTENTIAL FOR ADDITIONAL TOWNHOMES OR ROWHOUSES



PROPERTY LOCATED ADJACENT TO NEW  
JIM PATTISON EXPANSIVE DEVELOPMENT PROJECT,  
INCLUDING "SAVE-ON-FOODS" AS KEY ANCHOR

**±4.66 ACRES LAND SIZE / SPACIOUS UNITS WITH DOUBLE GARAGES**

## HARPREET SINGH

Personal Real Estate Corporation  
Executive Vice President  
Development Land & Investment Sales  
Direct: +1 604 640 5870  
Mobile: +1 604 217 8888  
harpreet.singh@cushwake.com

## INGRID SOIDE

Associate  
Capital Markets Investment Sales  
Direct: +1 604 608 5957  
Mobile: +1 604 607 5933  
ingrid.soide@cushwake.com



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## OPPORTUNITY

The property is two properties south of Jim Pattison's expansive development project, which includes a Save-On-Foods as key anchor. The application includes 5 buildings which includes retail, grocery, office space, community policing and residential with a proposed gross floor area of over 600,000 square feet.

This redevelopment property is located on the southeast of 200th Street and 32nd Avenue intersection, across from future neighborhood commercial village. With both roads being proposed as 4 lane arterial and next to abundance of amenities including all levels of schools, parks and commercial node, this is one of the rare finds in Brookwood-Fernridge dedicated towards multifamily and commercial uses.

As per the approved III reading application, this redevelopment provides on an average of about 1850 SF. of living space with double garages and spacious amenity area. Property also backs onto an existing area which is designated as future park. As per the OCP designation, the property is designated as Townhouse/Rowhomes and due to the proximity of services and amenities, a 20 units per acre application may be considered.

As per the land use designation under the approved NCP (Booth), the property is designated for rowhomes/townhomes. For Booth NCP, please click on the link: [https://www.tol.ca/en/services/resources/bylaw-services/bylaws/Neighbourhood-Plan-Bylaws/Booth-Neighbourhood-Plan-\(No.-6008\).pdf](https://www.tol.ca/en/services/resources/bylaw-services/bylaws/Neighbourhood-Plan-Bylaws/Booth-Neighbourhood-Plan-(No.-6008).pdf)

## INVESTMENT HIGHLIGHTS

- Property is situated within Booth NCP which is planned as the main centre of the Brookwood-Fernridge, providing abundance of amenities to the future residents.
- Property is located next to the intersection of proposed 4 lane arterial roads.
- Development backs on to a park, open space and conservation area.
- Within walking distance to all levels of schools, future parks and frequent transport.
- Future bike lanes proposed on 200th Street and 32nd Avenue.
- Directly to the east of this property, there are approximately 5 acres of green space designated as Park and Open Space
- *This is the only townhouse site within Brookwood with an approved III reading. This site can be developed as per the approved plan without any further requisites as per newly approved Booth NCP.\**
- Northeast parcel of 200th and 32nd is designated as commercial village, which will ultimately provide facility, comfort, and service to the residents of these townhomes, at their doorsteps.

\*DISCLAIMER: REGARDING THE DEVELOPMENT POTENTIAL, PLEASE MAKE INDEPENDENT INQUIRIES WITH THE TOWNSHIP OF LANGLEY ("TOL"). INFORMATION BASED ON DISCUSSION WITH TOL.





**3134 200TH STREET**

200TH STREET

32ND AVENUE

## LOCATION

Intersection of 200th Street and 32nd Avenue, Langley. Both roads are designated as future arterial roads (4 lanes each) with frequent future transportation, bike lanes, proximity to all levels of schools, parks and commercial centre.



WALK SCORE  
CAR-DEPENDENT  
**7**



TRANSIT SCORE  
SOME TRANSIT  
**32**



WORK SCORE  
TOTAL # OF BUSINESSES  
**27**  
(1 KM)

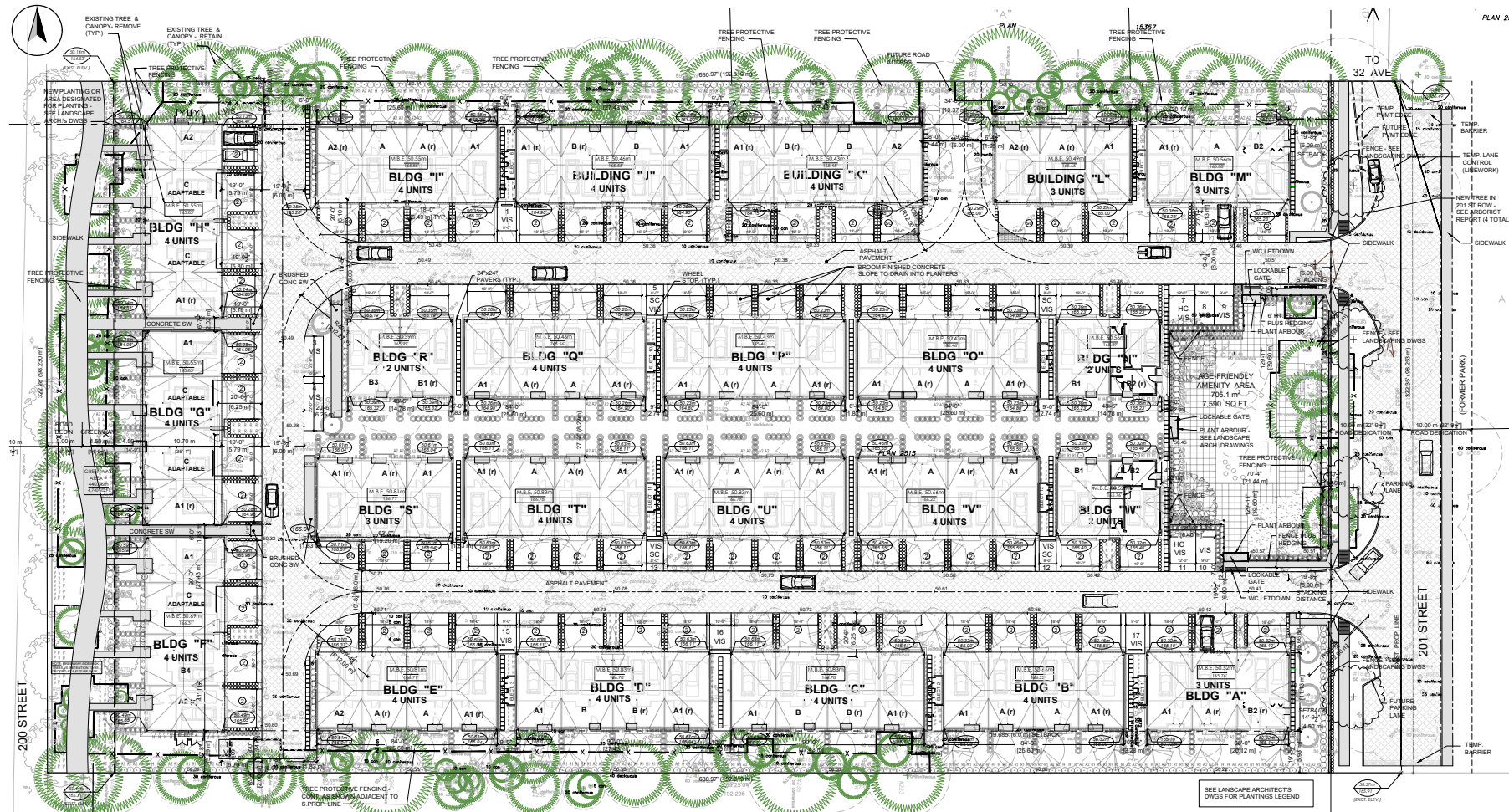
**485**  
(3 KM)

**1,104**  
(5 KM)

## DEMOGRAPHICS

	1 KM	3 KM	5 KM
<b>Population (2021)</b>	1,672	14,730	43,621
<b>Population (2026)</b>	1,763	15,176	45,458
<b>Projected Annual Growth (2021 - 2026)</b>	5.5%	3.0%	4.2%
<b>Median Age</b>	49.7	46.1	43.6
<b>Average Household Income</b>	\$139,555	\$138,562	\$116,172

# AS PER APPROVED 82 LARGE UNITS



## AVAILABLE DOCUMENTS

- Architectural plans and perspective.
- Topographical survey.
- Arborist report.
- Landscaping design.
- Corporate, tax and title search.
- Some servicing cost estimates.
- Brookwood-Fernridge Community Plan Bylaw(No.5300).
- Other files.

## INFORMATION FROM APPROVED PLANS

### LOT COVERAGE

Allowed: 40%  
Proposed: 29.2%

### PARKING

154 Extra Parking Stalls\*

\*As compared to a typical townhouse development.

[PLEASE CLICK HERE TO DOWNLOAD THE CONFIDENTIALITY AGREEMENT \("CA"\).](#)

CANADA-UNITED STATES BORDER

CAMPBELL HEIGHTS

COMMERCIAL VILLAGE  
PROPOSED MIXED-USE  
DEVELOPMENT  
(SAVE-ON-FOODS)

3134 200<sup>TH</sup> STREET

32<sup>ND</sup> AVENUE

NEW SINGLE-FAMILY  
LOTS/HOMES

NEW SINGLE-FAMILY  
LOTS/HOMES

200<sup>TH</sup> STREET

**LEGEND**

- Apartments
- Rowhouse/Townhouse
- New Development
- Commercial Village
- Future Park Space/Open Area



\*MARKINGS MAY NOT BE TO THE SCALE.

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## BOOTH NEIGHBOURHOOD LAND USE PLAN

- |  |  |  |                        |
|--|--|--|------------------------|
|  | SSMUH 2 (Minimum 7,000 ft <sup>2</sup> ) |  | Existing School        |
|  | SSMUH 3 (Minimum 5,000 ft <sup>2</sup> ) |  | School Park Site       |
|  | Rowhouse/Townhouse                       |  | Park and Open Space    |
|  | Apartment                                |  | Landscape Buffer       |
|  | Manufactured Home Park                   |  | Aquatic Conservation   |
|  | Commercial Village                       |  | Neighbourhood Boundary |
|  | Utility                                  |  | 4 Lane Arterial        |
|  | Employment                               |  | 2 Lane Arterial        |
|  | Institutional                            |  |                        |

## BOOTH NEIGHBOURHOOD PLAN (BYLAW NO. 6008)

Booth is a neighborhood within the Brookwood-Fernridge community in the Township of Langley. The Booth Neighbourhood Plan aims to ensure a high quality of life for residents, business owners, and employees by providing diverse housing options, local commerce, recreational opportunities, and public and natural spaces that support the physical and social environments where people live, learn, work, and play.

Covering 270 hectares (668 acres) in the mid-western area of Brookwood-Fernridge, the Booth Neighbourhood Plan area is bordered by 196 Street to the west, 33A and 36 Avenue to the north, 206 and 204 Street to the east, and 28 Avenue to the south. Major roads include 200 Street and 32 Avenue, with green spaces such as Noel Booth Park, Dale Ball Park, and Anderson Creek.

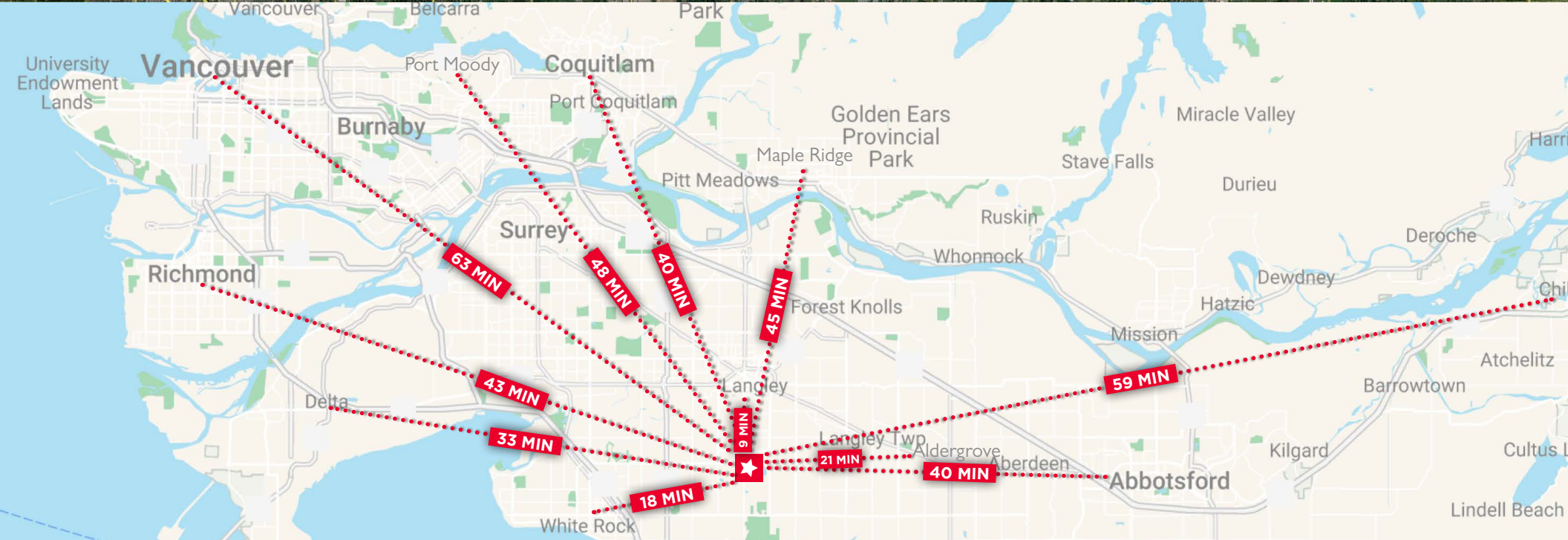
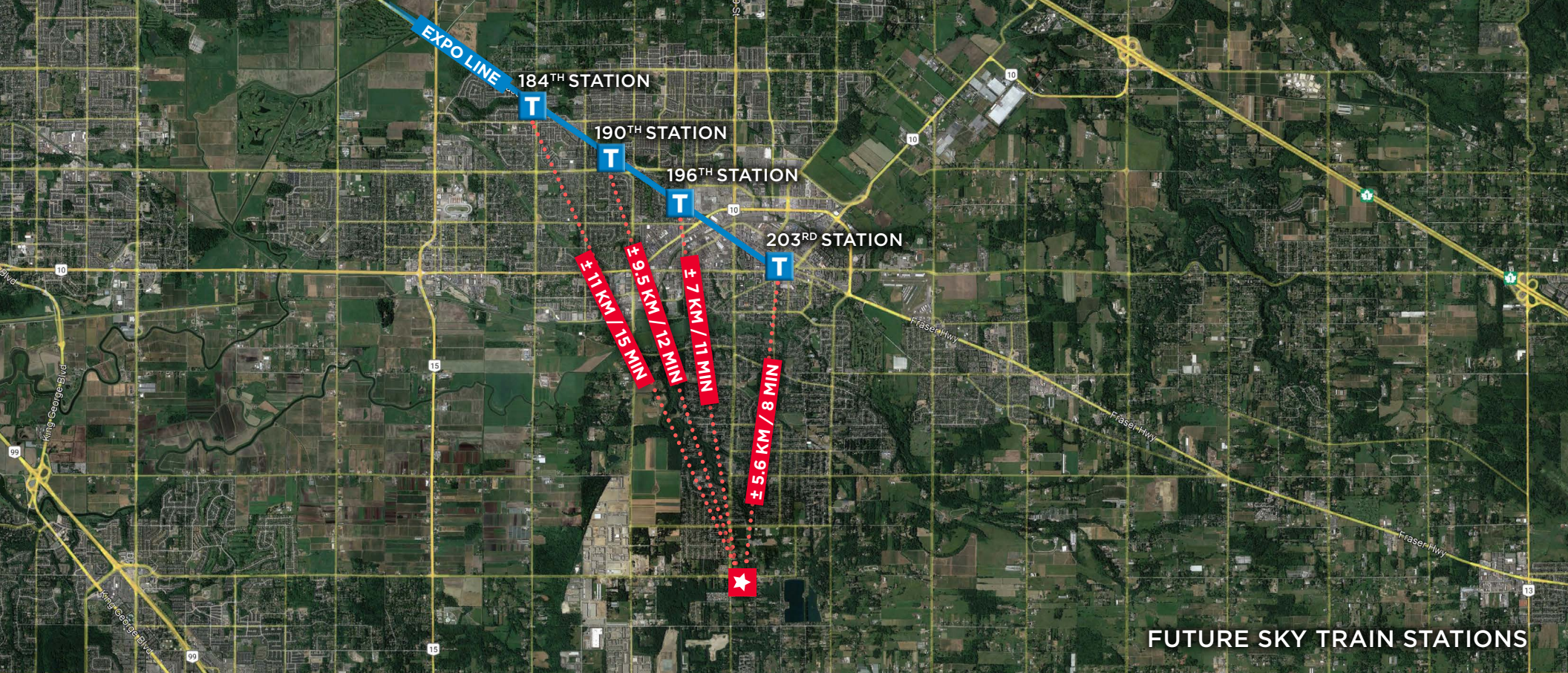
The plan envisions a complete community with an integrated system where built and natural elements are closely connected. By balancing social, economic, and environmental needs, Booth allows people of all ages and abilities to live, work, shop, learn, and play locally. Identified as a “small-town” neighborhood, Booth’s character is defined by its natural and built environments, including unique subdivision and lot patterns, thoughtfully placed buildings, and the presence of street trees and landscaping features.

## LAND USE DESIGNATION: ROWHOUSES/TOWNHOUSES

The Rowhouse/Townhouse designation accommodates rowhouse and townhouse development. This designation is located within and in proximity to the Booth Town Centre. It provides for ground-oriented housing to accommodate households with children, seniors and “empty-nesters”. It is situated adjacent to schools and parks, urban greenways, local-serving commercial uses, future transit, and other destinations, and provides a land use, form and massing transition between higher and lower density uses. Under this designation a maximum of 20 units per acre are allowed.

## SALIENT DETAILS

<b>Civic Address</b>	3134 200 Street, Langley, BC V2Z 2C1
<b>PID</b>	012-732-991
<b>Legal Description</b>	LOT 2 SECTION 23 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 2515
<b>Total Lot Size</b>	± 4.66 Acres
<b>Lot Dimensions</b>	Width ± 322 feet Depth ± 631 feet
<b>Price Guidance</b>	Please contact the listing agent for price guidance



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**INGRID SOIDE**

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Mobile: +1 604 607 5933  
ingrid.soide@cushwake.com

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