

Active

R3062655

Board: F , Land Only

Other

20224 86 AVENUE

Langley

Willoughby Heights

V2Y 2C2

\$23,000,000 (LP)

(SP)



Days on Market: **38**
List Date: **10/28/2025**
Seller's Acceptance Date:

Orig Price: **\$23,000,000**
Expiry Date: **1/31/2026**
Subject Removal Date:

Prev Price: **\$0**
Completion Date:

Frontage: **160.00**
Subdiv/Complex:

Meas. Type: **Feet**
P.I.D.: **032-290-713**

Frontage Metric:
Taxes: **\$0.00**

Depth:
For Tax Year:

Price/SqFt:
Zoning: **SR2**

Sub-Type:
Rezzoneable?: **Yes**

Exposure: **North**
Flood Plain: **No**

Permitted Use:

Title to Land: **Freehold NonStrata**

Tour:

View - Specify

Lot Area

Acres: **2.44**

Hect: **0.99**

SqFt: **0.00**

SqM: **0.00**

Sanitary Sewer: **Nearby**
Storm Sewer: **Nearby**
Water Supply: **Well - Drilled**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Available**

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR: **No**
Seller's Interest: **Registered Owner**
Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No : owner never lived**
Trees Logged in last 2yr?: **No**
Perc Test Avail:
Perc Test Date:

First Nation Reserve:

Legal: **LOT 1, PLAN EPP129219, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location**
Restrictions: **None**
Commission: **1.5%**

List Broker 1: **Sutton Group-West Coast Realty (Abbotsford) - Office: 604-855-0800**
List Sales Rep 1: **Harjot Riarh - PREC - Phone: 604-825-5049**
List Sales Rep 2:
List Broker 2:
List Broker 3:
Buyer's Broker 1:
Buyer's Agent 1:
Buyer's Broker 2:
Buyer's Agent 2:
Owner: **1031203 B.C. LTD., INC.NO. BC1031203**

Appointments: **Phone L.R. First**
Call: **harjot**
Phone: **604-825-5049**

3:

Realtor
Remarks:

all measurements taken from plans. Please verify if important

Prime 2.44-acre mixed-use development site located at 20224 86 Avenue in the heart of Willoughby Heights, fronting two major arterials — 202 Street and 86 Avenue — and situated directly across from the Carvolth Exchange and future Bus Rapid Transit (BRT) station. This highly visible corner property offers exceptional access, exposure, and connectivity, making it ideal for a vibrant mixed-use project combining residential, retail, and office components Highway 1, HOV lane, Walnut Grove, and all bus traffic will pass directly by this site via 202a street connecting directly to Langley Events center Hub.