

20383 LANGLEY BYPASS

Langley, BC

OPPORTUNITY:

To lease approximately 4 acres of C2 - Service Commercial zoning land in the Fraser Valley's most prominent commercial area. The site is level and regular shaped with 297 feet of frontage on the Langley Bypass as well as 62nd Avenue. Pre-existing improvements consist of three buildings. The site can be leased as-is or on a long term land lease basis to a tenant needing to construct new facilities. Possible opportunity to develop in tandem with a portion of the four acre site to the east.

ZONING

C2 – Service Commercial permitting a wide range of uses including; retail, automotive, equipment, , recreation, office and assembly.

PROPERTY TAXES

\$130,161.73 (2018)

ASKING RENT

Please contact leasing agent for details.

SITE SIZE

3.94 acres

APPROXIMATE BUILDING SIZES

Building 1:	8,300 square feet
Building 2:	1,000 square feet
Building 3:	2,400 square feet

**lessee to verify actual building areas*

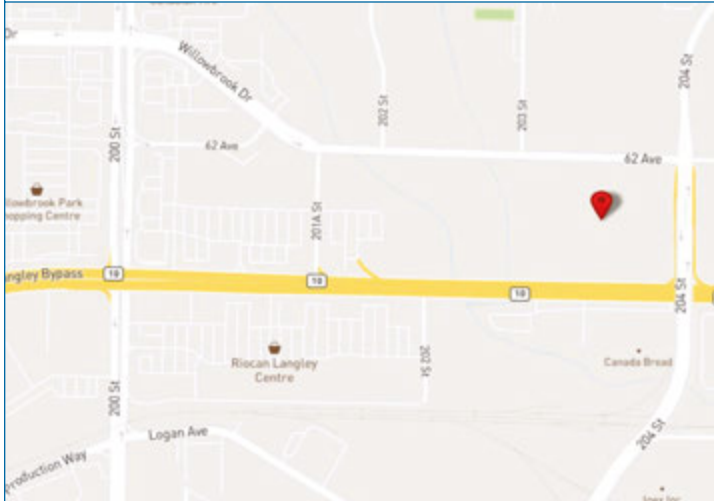
DEMOGRAPHICS (2022 PROJECTIONS):

	3 km	5 km	10 km
Total Population	66,552	136,984	248,463
Total Households	26,463	49,801	86,737
Average Household Income	\$105,014	\$119,996	\$129,556



MARKET SUMMARY:

The subject property is located just west of the 204 Street overpass on the north side of the busy Langley Bypass. The surrounding area consists of various service commercial and industrial properties, major auto dealers, and a very strong and varied selection of national retailers including many large format retail tenants. This vast gathering of commercial activity creates the largest commercial node in the Fraser Valley. Beyond this nearby commercial area there are extensive residential neighbourhoods including countless medium-density developments resulting in strong demographics.



Local Area Retail Users

- Wal-Mart Supercentre
- Costco
- Save-on-Foods
- London Drugs
- Home Depot
- Canadian Tire
- Shoppers Drug Mart
- Safeway
- The Bay
- BMW Langley
- Langley Toyotatown
- Mini Langley
- Acura of Langley
- Audi Langley
- OpenRoad Infiniti
- Mercedes-Benz Langley
- Preston Chevrolet/GM

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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