



FOR LEASE

B 23904

FRASER HIGHWAY

LANGLEY, BRITISH COLUMBIA

HIGH-VISIBILITY HIGHWAY COMMERCIAL SITE

Approximately 26,000 sq. ft. of gravelled yard with convenient access, ample parking and a broad range of service-oriented commercial uses.

LEASE RATE

\$5.00 / SQ. FT.

CAM

\$1.00 / SQ. FT.

SITE AREA

±26,000 SQ. FT.

KIM PARLEY | REALTOR®

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THE OPPORTUNITY

Prominent Fraser Highway Exposure

Position your operation along one of Langley's key commercial corridors. This gravelled site offers substantial outdoor area, abundant parking and practical access from both eastbound and westbound travel directions.

SITE CONFIGURATION

GRAVELLED LOT

ACCESS

EAST + WESTBOUND

ZONING

C3

PROPERTY HIGHLIGHTS

- High-visibility central location on Fraser Highway
- Approximately 26,000 sq. ft. of usable site area
- Large gravelled yard with extensive vehicle parking
- Suitable for multiple automotive, equipment, retail warehouse and service uses
- Existing office / customer-service space on site

SERVICE-ORIENTED COMMERCIAL FLEXIBILITY

Built for highway exposure and large-site users

AUTOMOTIVE + EQUIPMENT

- Automotive services
- Gasoline station
- Automotive sales and rental
- Equipment sales, service and rental
- Repair shop

RETAIL + HOSPITALITY

- Retail warehouse
- Convenience store
- Garden centre
- Tourist accommodation
- Eating establishment

SERVICE + COMMUNITY

- Freight depot
- Courier services
- Veterinary clinic / pet grooming
- Indoor recreation facilities
- Assembly hall
- Office

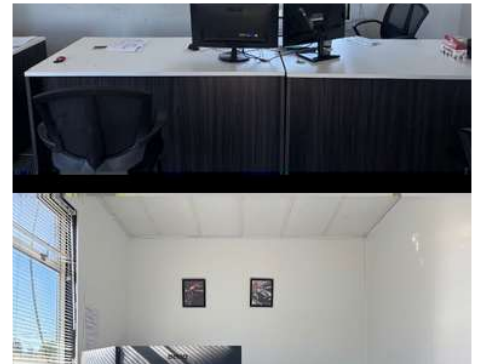
ADDITIONAL PROVISIONS NOTED IN THE SOURCE BROCHURE

General service uses are limited to freight depot, courier services, and veterinary clinic / pet grooming salon. Accessory use may include a caretaker's dwelling unit. Retail store use is subject to shopping-centre and enclosed pedestrian-mall conditions.

Zoning information is summarized from the supplied brochure and is not a warranty. Tenant to verify zoning, licensing, servicing and all municipal requirements.



Additional Property Views



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