

NORTH VILLAGE

AT LATIMER HEIGHTS

VESTA
PROPERTIES

ONLY TWO UNITS REMAINING + DAYCARE SPACE

20072 86 Avenue, Langley B.C.

FOR SALE: HIGH-VISIBILITY RETAIL UNITS

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Premium Retail Ownership in Langley's Thriving Latimer Heights



An Opportunity

Own a brand-new commercial retail space in one of Langley's most sought-after communities. North Village Condos offers over 17,000 square feet of premium retail strata space at the base of a vibrant 6-storey mixed-use building within the 74-acre master-planned Latimer Heights community. Developed by Vesta Properties, this exceptional opportunity allows businesses to establish a presence nestled at the foot of The Towers, surrounded by over 2,000 newly built homes, office space, and a dynamic retail and entertainment district.



High-Visibility Retail

Position your business in a prime location at the base of The Towers, surrounded by thriving residential and commercial activity. Just off Highway 1 and 200th Street, this is a rare chance to purchase premium retail in a sought-after market.

With over 80 dedicated commercial parking stalls, including EV charging stations, North Village Condos is designed to accommodate local entrepreneurs seeking a high-exposure, pedestrian-friendly location. This is an excellent opportunity to purchase retail strata in a high-growth area, offering long-term value in one of the region's most desirable commercial hubs.



North Village Condos

Latimer Heights

The Towers



Prime Location

High Exposure Retail in the Heart of Langley



Strategically positioned at the corner of 86th Avenue and 201 Street, North Village benefits from exceptional connectivity. Just one minute south of Highway 1 and the Carvolth Transit Exchange, this prime retail destination sits just off the high-traffic 200th Street corridor, one of the region's most rapidly expanding commercial and residential hubs. This highly walkable, amenity-rich location ensures easy access for both customers and businesses, with proximity to major retailers, restaurants, offices, and new residential communities. Whether you're a business owner looking to establish a flagship retail presence or an investor seeking a high-value commercial property, North Village Condos offers an unparalleled retail opportunity.



Why Owning is a Smart Business Decision

Build Equity

As you pay down your principal, your equity grows

Enjoy Certainty

Fixed interest rate means you can lock in monthly payments

Realized Advantages

Capital investments bring long-term value while operating expenses and mortgage interest can be written off

Exercise Control

Avoid annual rent escalations and have a say in your operating expenses and management fees

Control Your Future

Property ownership means you have a long-term asset that can be leased or sold



Invest in North Village



High Exposure Retail



Be part of Langley's most dynamic mixed-use community, surrounded by a built-in customer base of over 2,000 new homes and a thriving business district

Exceptional Accessibility



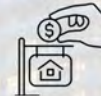
Located just off Highway 1, minutes from Carvolth Transit Exchange, and positioned close to Langley's busiest arterial corridor

Ample Parking



80 dedicated commercial parking stalls, plus 16 visitor and/or flex stalls

Master-planned Success



Part of the 74-acre Latimer Heights community, with parks, trails, shopping, and office space, creating built-in demand for services and retail

Future Growth Potential



Secure your spot in a rapidly growing urban-commercial hub, ensuring long-term appreciation and business success

Turnkey Ownership



Secure a premium retail strata unit in a newly built, architecturally distinctive development by Vesta Properties

Contiguous Units



Tailor your space to fit your business's unique needs

Venting



Commercial venting available in select retail units

Availability: Fall 2026



Contact Listing Brokers for Price Guidance



80 Commercial Stalls
16 Visitor and/or Flex Stalls



Contact Listing Brokers for Price Guidance

SHOPPING

1. Brodeur's Bistro
2. Sidebar Grill
3. Moxie's Bar & Grill
4. S + L Kitchen
5. Wildflour Pizza Co.
6. Fuwa Fuwa Brunch & Desserts
7. Pizza Garden Lounge
8. Blacksmith Bakery
9. ARCHR Coffee + Bakery
10. Sushi Avenue
11. Naomi Vietnamese
12. Starbucks
13. Wendy's
14. Tim Horton's
15. McDonald's
16. Oak & Thorne
17. Dead Frog Brewery
18. Earl of Sandwich
19. The Hard Bean Brunch Co.
20. Noodlebox
21. Pokerrito
22. Mattu's Coffee & Tea

SHOPS & SERVICES

23. Premium Label Outlet Langley
24. Herman Menswear
25. Provisions Market & Gifts
26. Hunni's Fashion Boutique
27. Dolce Lounge
28. Bio-International Laser Clinic
29. Haides
30. Honnie.B
31. Latimer Optometry
32. Murrick Insurance
33. Mint Nail
34. Specialeyes Eyecare
35. Dentist @ 86th Ave

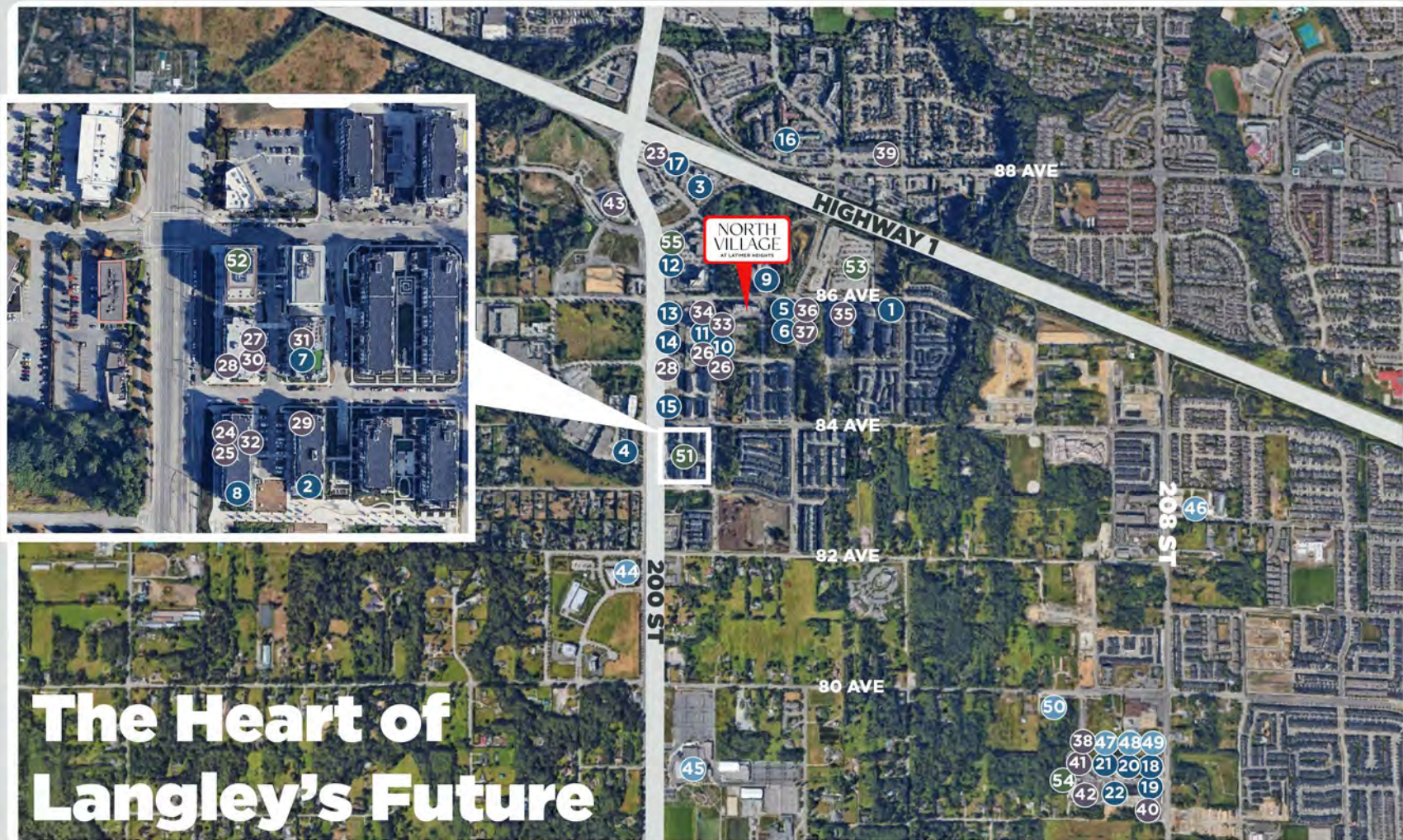
36. Four Stones Physiotherapy
37. Yorkson Pharmacy
38. Maven Boutique
39. RBC Royal Bank
40. Shoppers Drug Mart
41. TD Canada Trust
42. Independent Grocer
43. First West Credit Union

RECREATION

44. Gold's Gym
45. Langley Events Centre
46. Willoughby Hall
47. Music School International Langley
48. Oxygen Yoga & Fitness
49. Pilates Life Studio
50. Studio Pilates

COMMERCIAL HUBS

51. Latimer Village
52. Latimer Business Hub
53. Carvolth Exchange
54. Willoughby Town Centre
55. Langley 200th Business Centre



**The Heart of
Langley's Future**

LIMITED AVAILABILITY

Contact Listing Brokers for more information



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