

# FOR SALE

# DEVELOPMENT OPPORTUNITY

## 19682 & 19696 FRASER HIGHWAY

LANGLEY, BC



## TWO DEVELOPMENT PARCELS TOTALLING 1.192 ACRES

WITH STREET FRONTAGE ON 196A ST AND FRASER HIGHWAY

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**FOR SALE**

**19682 & 19696 FRASER HIGHWAY, LANGLEY, BC**



**WILLOWBROOK DRIVE**

**196 ST**



**WILLOWBROOK MALL**

**196A ST**

**FRASER HIGHWAY**

# FOR SALE

## 19682 & 19696 FRASER HIGHWAY, LANGLEY, BC

### DESCRIPTION

Opportunity to acquire a rare 1.192-acre high density development site steps away from the future Willowbrook 196 St. skytrain station. The high exposure, transit-oriented site has 198 feet of frontage along Fraser Highway and 370 feet of frontage along 196A St. Improvements include a 11,600 square foot motel built in 1971 and a 5,165 square foot single tenant building built in 1975. Ample holding income available with flexible lease provisions.

### FEATURES

- 51,930 SF development site with 198 feet of Frontage on Fraser Highway
- Steps away from the future Willowbrook 196 St. skytrain station
- Solid holding income with respectable tenant profiles
- High density development potential with transit-oriented core OCP designation

### SALIENT DETAILS

#### PID

023-414-022 / 011-423-919

#### LEGAL DESCRIPTION

LOT 1, PLAN LMP28053  
LOT 5, PLAN NWP9555  
SECTION 10, TOWNSHIP 8,  
NEW WESTMINSTER LAND DISTRICT

#### GLA

5,165 SF (19696 FRASER HIGHWAY)  
11,600 SF (19682 FRASER HIGHWAY)

#### ASSESSED VALUE (2024)

19682 FRASER HWY: \$5,715,800  
19696 FRASER HWY: \$5,597,200  
**TOTAL: \$11,313,000**

#### SITE AREA

51,930 SF  
1.192 ACRES

#### ZONING

C2 (SERVICE COMMERCIAL)

#### OCP

TRANSIT ORIENTED CORE

#### FRONTAGE

198 FT ON FRASER HIGHWAY  
370 FT ON 196A STREET

#### PROPERTY TAXES (2024)

19682 FRASER HWY: \$57,194  
19696 FRASER HWY: \$56,006  
**TOTAL: \$113,200**



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## TRANSIT-ORIENTED CORE



<b>PURPOSE</b>	Create a vibrant transit-oriented area with high densities and a mix of uses in close proximity to future SkyTrain stations, and existing high-frequency transit
<b>BUILDING TYPE &amp; HEIGHT</b>	Multi-storey buildings up to 15 storeys. (Taller buildings may be achieved on properties not located within the Airport Zoning Regulation (AZR) as mandated by the Aeronautics Act and Transport Canada. Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Outer and Approach Surfaces, according to the AZR)
<b>USES</b>	<ul style="list-style-type: none"><li>• Mixed Use: Residential &amp; Commercial</li><li>• Multi-Unit Residential</li><li>• Commercial</li></ul>
<b>DENSITY</b>	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.



## WILLOWBROOK STATION

Willowbrook Station will be located at the northeast corner of the 196 Street and Fraser Highway intersection and includes a transit exchange. It will provide a transit connection for the City of Surrey, the Township of Langley and the City of Langley, which all intersect at this station.



# FOR SALE

# 19682 & 19696 FRASER HIGHWAY, LANGLEY, BC



196TH ST  
OVERPASS

LANGLEY BYPASS

FRASER HIGHWAY

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