

# FOR SALE OR LEASE

FREEWAY- EXPOSED  
COMMERCIAL OWNERSHIP



COMMERCIAL  
PROPERTIES  
GROUP

EXPOSURE TO ±86,872  
VEHICLES PER DAY  
(2024 AADT)\*

12,000+ SF  
CONTIGUOUS  
STRATA

**SIGNIFICANTLY REPRICED**

Exceptional value at \$769 PSF (blended) for large-format commercial with 87,000 vehicles/day exposure

105 - 8860 201 Street, Langley

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# OPPORTUNITY

## A Rare Large-Format Owner-User Opportunity in Carvoth

Commercial Properties Group is pleased to present a rare opportunity to acquire a large-format, freeway-exposed commercial strata unit in the heart of Langley's Carvoth Business Park. Strategically positioned at the Highway 1 and 200 Street interchange, the property benefits from direct visibility to ±86,872 vehicles per day (2024 AADT), offering exceptional signage exposure in both eastbound and westbound directions. Comprising 12,358 square feet, including 10,046 square feet of ground floor space and a 2,312 square foot mezzanine, this 2008-constructed unit offers scale rarely available within strata ownership.

Currently improved as a well-known brewery, the premises feature high ceilings, grade-level loading, and flexible CD-48 zoning that accommodates retail and select light industrial uses. Offered at a blended value significantly below comparable new retail strata product in the Fraser Valley, this is a compelling opportunity for an owner-user to secure long-term control in one of the region's most prominent and high-exposure commercial nodes. Vacant possession available March 1, 2026.



Direct Highway 1 exposure with over 86,000 vehicles per day (2024)



CD-48 Comprehensive Development Zone allows huge flexibility in use



2 Grade-level bay doors



Rare 12,358 sq. ft. contiguous strata



Soaring 20+ ft ceilings



80+ shared surface parking stalls



Existing hospitality-grade improvements



Modern Construction



Contact Listing Brokers for price guidance

\*Blended across total area including mezzanine. Represents a significant discount to new strata retail product in the Fraser Valley trading between \$1,000-\$1,200 PSF

# PHOTOS



# PRIME LOCATION



IMMEDIATE  
ACCESS TO HWY 1  
VIA 200 STREET

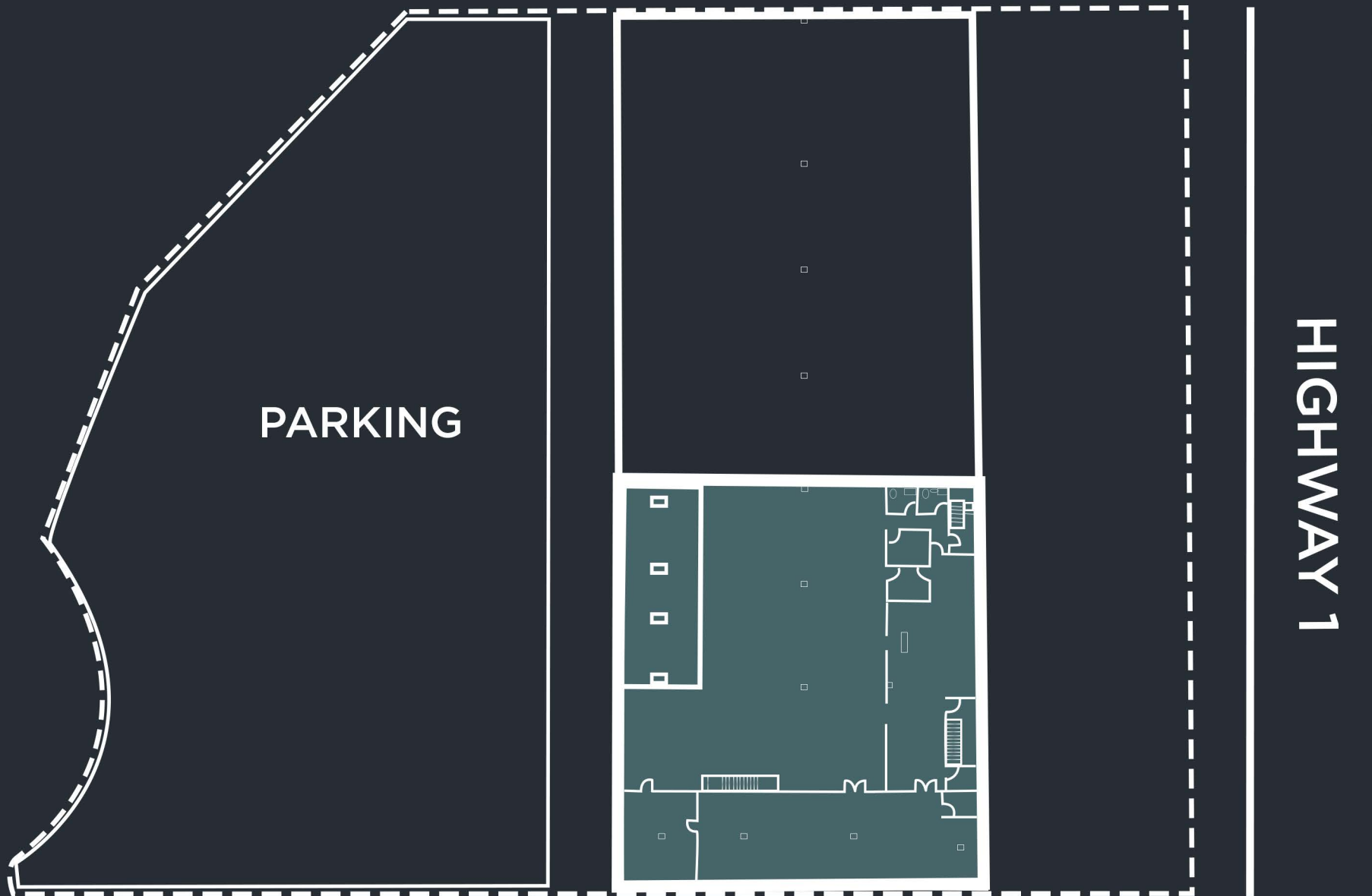
ESTABLISHED CARVOLTH  
BUSINESS PARK  
COMMERCIAL HUB

±86,872 VEHICLES  
PER DAY (2024  
ADT)

RAPIDLY GROWING  
RESIDENTIAL  
POPULATION BASE

MINUTES TO WALNUT  
GROVE, WILLOUGHBY  
AND SURREY

# FLOORPLANS AND ZONING



#4043 23/06/03 948 COMPREHENSIVE DEVELOPMENT ZONE CD-48

#4296 04/04/05 948.1

## Uses Permitted

Subject to Section 948.2, in the CD-48 Zone only the following uses are permitted and all other uses are prohibited:

- 1) accessory buildings and uses
- 2) assembly uses
- 3) highway commercial uses
- 4) hotels and motels and conference/convention facilities
- 5) liquor primary use subject to provisions under the "Liquor Control and Licensing Act" and regulations pursuant thereto
- 6) offices
- 7) restaurants
- 8) service stations, gas bars
- 9) new automotive parts stores and vehicle servicing
- 10) wholesale (or membership) distribution, retail units (excluding grocery and/or drug stores), factory outlets, sporting goods and services, boutique outlets, discount sales of clothing and personal service goods, book stores, electronics and computer stores, music and video stores, licensed product stores and home improvement centres. No permitted use under this Section may exceed a gross floor area of 450m<sup>2</sup>
- 11) brewery or distillery including lounge area subject to the Liquor Control and Licensing Act on Strata Lot 4 Sections 26 and 35 Township 8 New Westminster District Strata Plan BCS3048
- 12) cannabis retail on Strata Lot 2 Sections 26 and 35 Township 8 New Westminster District Strata Plan BCS3048

#5357 23/04/18

#5630 22/02/21

## Outside Uses

948.2 All uses except for service stations and gas bars and accessory parking, loading, display, eating areas and seasonal uses where accessory to a permitted use, shall be conducted within a completely enclosed building. These areas shall be sited and landscaped in accordance with the provisions of the Development Permit.

## Lot Coverage

948.3 Buildings and structures shall not cover more than 40% of the lot area.

## Siting of Buildings and Structures

948.4 Buildings and structures shall be sited in accordance with the provisions of the Development Permit.

## Height of Buildings and Structures

948.5 Except as provided for in Section 104.5 the height of buildings and structures shall not exceed 15m, except for hotels, motels and conference/convention facilities which shall not exceed 30m in height.

## Parking and Loading

948.6 Parking and loading shall be provided in accordance with Section 107.



# COMMERCIAL PROPERTIES GROUP



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