

# 8576 196 Street, Langley

Land Size: 2.06 Acres (89,859.30 SF)

OCP: Willoughby- Business Park (Industrial)

Current Zoning: SR-2- Suburban Residential Zone

Development: Active Application for 43,710 SF Industrial Building with Cold Storage

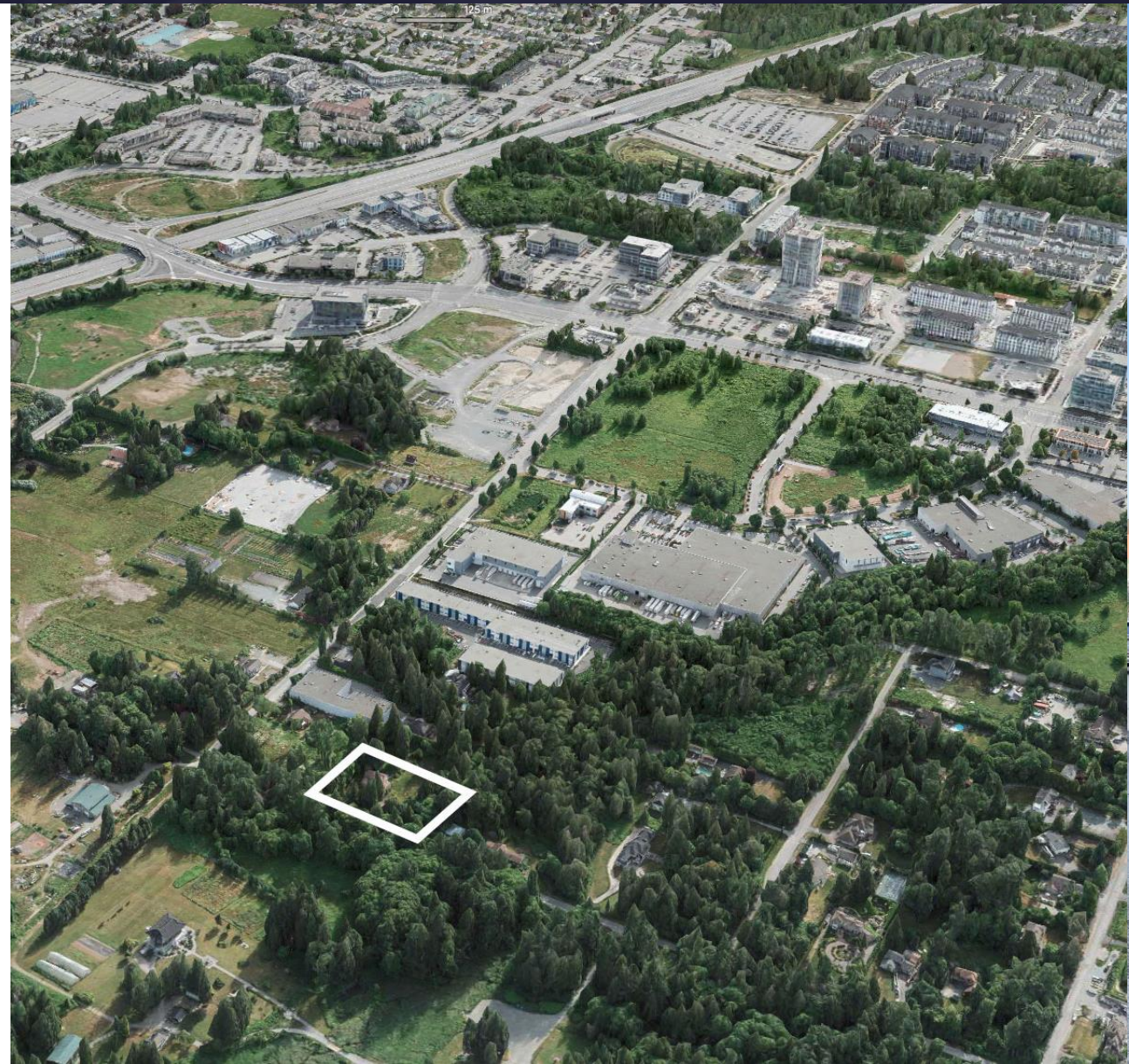


## 8576 196 Street, Langley

Focused Industrial presents a unique opportunity to purchase a 2.06 acre industrial parcel in a highly desirable location of Langley. The subject site offers immediate HWY 1 access that provides convenient access to every major municipality in the lower mainland. The subject property has an active rezoning and development permit application submitted to the Township of Langley to rezone from SR-2 to M-1A for the development of a 2-Storey warehouse building. This desirable property is 29 minutes away from the Canada / US border & 45 minutes from Vancouver.

### **OCP Uses:**

The Business Park designation within the Willoughby Community Plan is intended to generate employment opportunities within the community while remaining compatible with surrounding neighborhoods. Permitted uses span a broad spectrum of light industrial activity, including specialty and professional offices, high-tech industrial uses, and service commercial.



## Property Features:

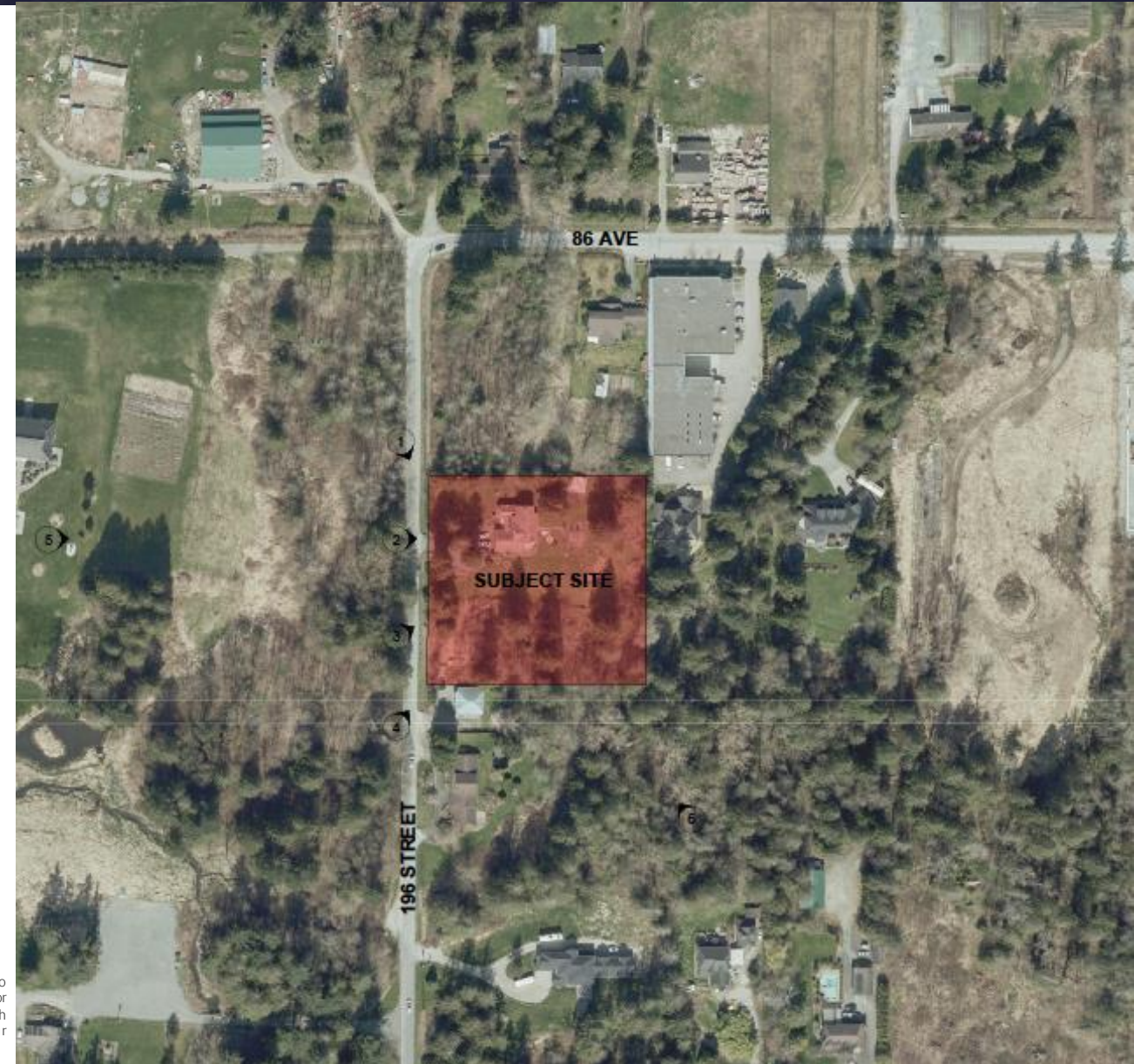
Location	8576 196 Street, Township of Langley
Legal	LOT 58 SECTION 27 TOWNSHIP 8 NWD PLAN 56276
PID	005-439-094
Current Zoning	SR-2 - Suburban Residential Zone
OCP Designation	Willoughby – Business Park
Proposed Zoning	M-1A – Service Industrial
Site Area	2.06 Acres (89,859.30 SF)
Lot Dimensions	Frontage 293.66 Ft Depth : 306.08 Ft
Assessed Value	\$6,313,000
Services:	Electricity, Natural Gas, Water, Sewer

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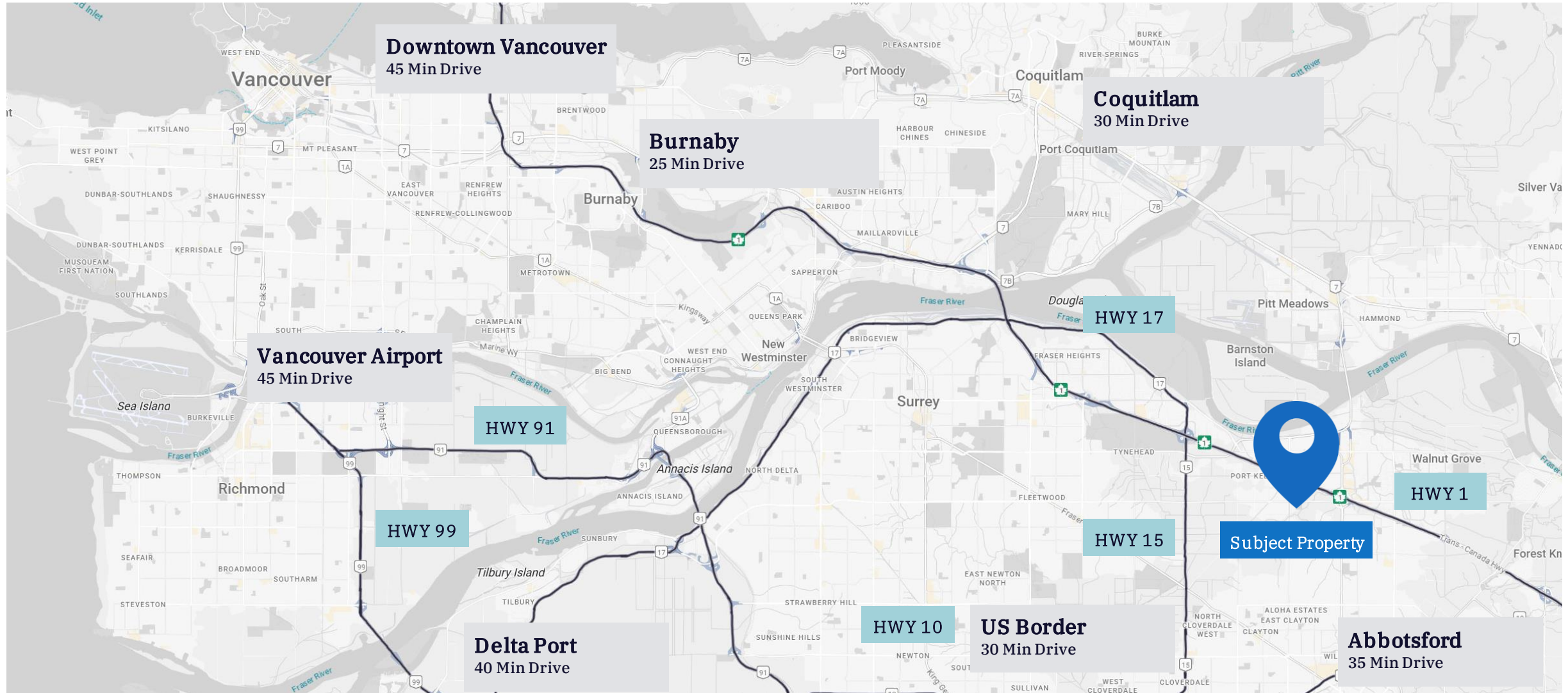
**Property Tax:** \$35,121.39 (2025)

**Ask Price:** Contact Listing Agent

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# Focused Industrial

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