

# FOR SALE

23305 Old Yale Road, Langley, B.C.

## 6.04 ACRE FUTURE INDUSTRIAL SITE ON FRASER HIGHWAY

NEW ASKING PRICE



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**Marcus & Millichap**



# OPPORTUNITY

Presenting 6.04 acres of future industrial land fronting Fraser Highway in the Township of Langley. The property has a Township-approved Temporary Use Permit (TUP) and is located within the emerging Fraser Highway Employment Lands Plan, now nearing completion.

The property is well-configured and functional, suitable for vehicle parking, equipment storage, or other interim industrial uses, and represents a large, strategically positioned parcel with both immediate usability and long-term potential.

Situated just east of Murrayville, the site provides access to Highway 10, Highway 13, and Highway 1, connecting efficiently throughout the Fraser Valley.

Please inquire for all property details, reports, and data room package.

## PROPERTY HIGHLIGHTS



6.04 Acre Future Industrial Land



Approved TUP



Frontage on Fraser Highway



Price: \$15,500,000



# PROPERTY DETAILS

**Civic Address:** 23305 Old Yale Road, Langley, B.C.

**Legal Description:** PARCEL "A" (EXPLANATORY PLAN 11213) LOT 3 SECTION 33 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 1553

**PID:** 012-241-539

**Lot Size (ac):** 6.04 ac

**TUP Status:** Approved

**Current Zoning:** RU-1

- Available Due Diligence:**
- Temporary Use Permit (TUP) Agreement & Site Plan
  - Fraser Highway Employment Lands Plan: Full Progress History
  - 2025 Property Appraisal
  - Clean Phase 1 Environmental Site Assessment (ESA)
  - Topographic Survey
  - Geotechnical Report
  - Qualified Environmental Professional (QEP) Report

**Property Taxes (2025):** \$97,416.02

**Asking Price:** \$15,500,000

**NEW  
PRICE**

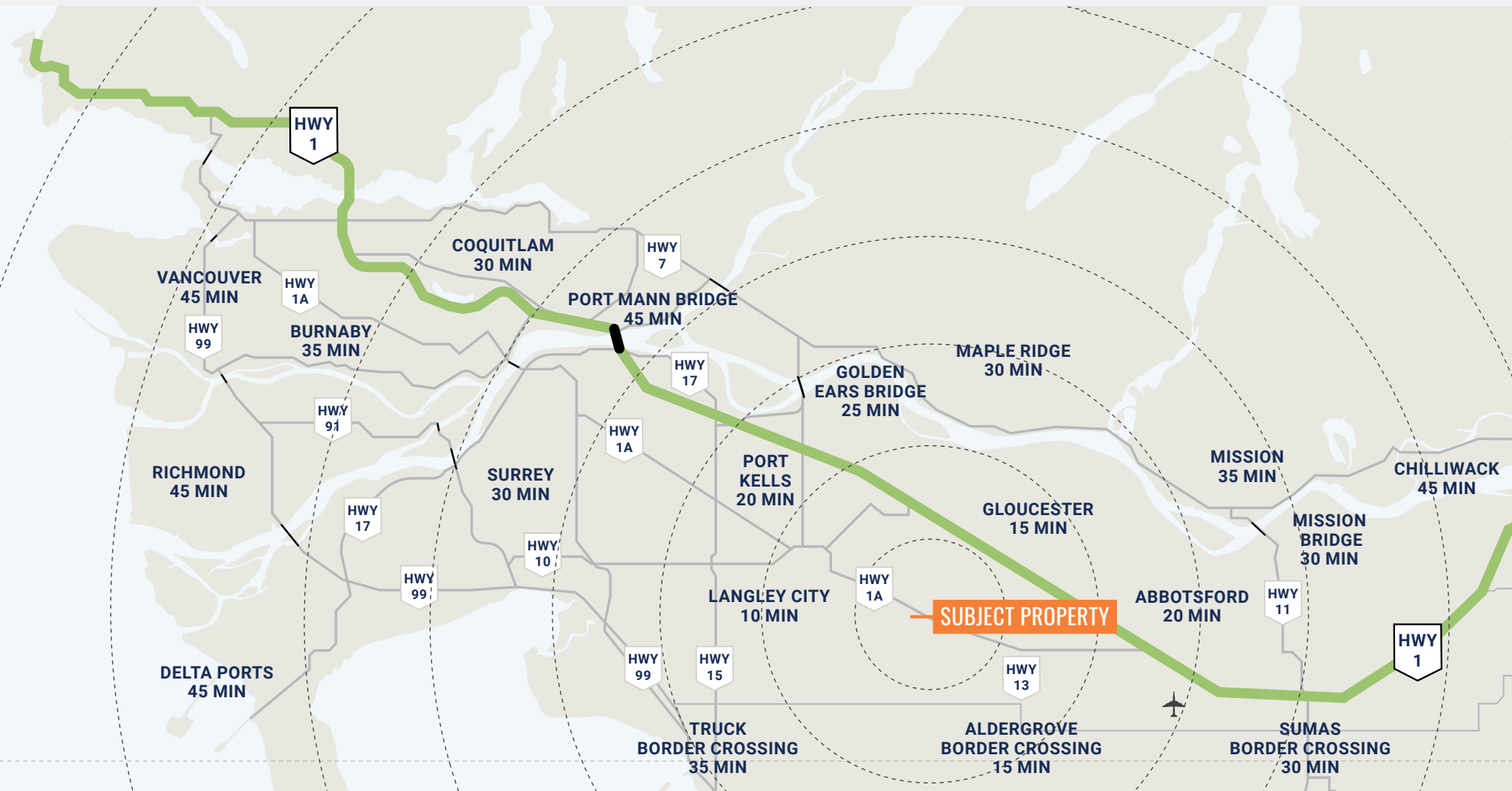


# TUP SITE PLAN



# DRIVE TIMES

The subject property's location on Fraser Highway, which runs diagonally from Surrey to Abbotsford, provides quick drive times across the Fraser Valley. Highway 1 is located 15 minutes away via 232 Street to the east or 15 minutes away via Highway 10 (Langley Bypass) to the west. Access to these major routes provides convenient travel to communities across the Lower Mainland, while the Langley Regional Airport and nearby border crossings open up travel to communities and markets further afield. The Aldergrove - Lynden border crossing is located 15 minutes to the south.



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