

# UNITY SOUTH LANGLEY

MOVE IN  
SPRING 2026

New Retail & Service Commercial Strata - Now Completing

Save up to \$100,000 on select units\*  
1-Year Strata Fee Holiday



20769 Fraser Highway, Langley City

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**A RARE OPPORTUNITY  
TO OWN A NEW COMMERCIAL  
SPACE - WITHOUT THE WAIT**

# WHY OWN AT UNITY?

Unity South Langley is a newly constructed, mixed-use commercial and residential development located at the gateway to Downtown Langley. With completion scheduled for this April, Unity offers owner-users and investors the rare opportunity to secure new commercial strata space with near-term occupancy and delivery certainty. As market conditions continue to reward certainty, Unity stands apart as one of the closest-to-completion commercial strata opportunities in the Fraser Valley.



## DESIGNED FOR BUSINESSES READY TO OCCUPY

- Immediate move-in upon completion
- Competitive pricing following a strategic market realignment
- Long-term cost certainty compared to leasing
- Equity ownership in a rapidly evolving urban node

## NOW OFFERING:

- Save up to \$100,000 on select units\*
- 1-Year Strata Fee Holiday - Year One Operating Cost Relief



# PROJECT & COMMERCIAL FEATURES



**MODERN, HIGH-EXPOSURE  
COMMERCIAL DESIGN**



High-visibility retail & service units fronting Fraser Hwy & 208th St



Expansive floor-to-ceiling storefront glazing



Excellent signage opportunities



Commercial loading access



Shared surface and underground parking



Thoughtful design by an experienced development team



Zoning: C1 - Downtown Commercial



Permitted uses include retail, professional services, medical, dental, personal services, and food-oriented concepts (buyer to verify).

# CONSTRUCTION STATUS & DELIVERY CERTAINTY

Unity South Langley is now in the final stages of construction, providing buyers with clear visibility into delivery timelines and reduced execution risk.

## Current Construction Status:

- Building envelope substantially complete
- Glazing installation underway / nearing completion
- Interior build-out progressing
- Site and streetscape work advancing

With completion scheduled for Spring 2026, purchasers can plan with confidence for near-term occupancy.

## Limited Commercial Strata Opportunities Remaining

- Units ranging approximately 620 sf - 2,100+ sf
- Suitable for owner-occupiers, professional services, and destination retail
- April / Spring 2026 completion

## Now Selling with Updated Pricing & Incentives

For pricing, floor plans, and availability, please contact the listing team.



## CONSTRUCTION WELL ADVANCED SPRING 2026 OCCUPANCY

# LOCATION & CONNECTIVITY

## DOWNTOWN LANGLEY | TRANSIT-ORIENTED COMMERCIAL OWNERSHIP



- Prominent Fraser Highway frontage
- Walking distance to future Langley SkyTrain station (planned)
- Strong surrounding residential density
- Proximity to Willowbrook Mall, Langley City core, and regional amenities
- Unity is positioned to benefit from continued investment, population growth, and long-term transit infrastructure.



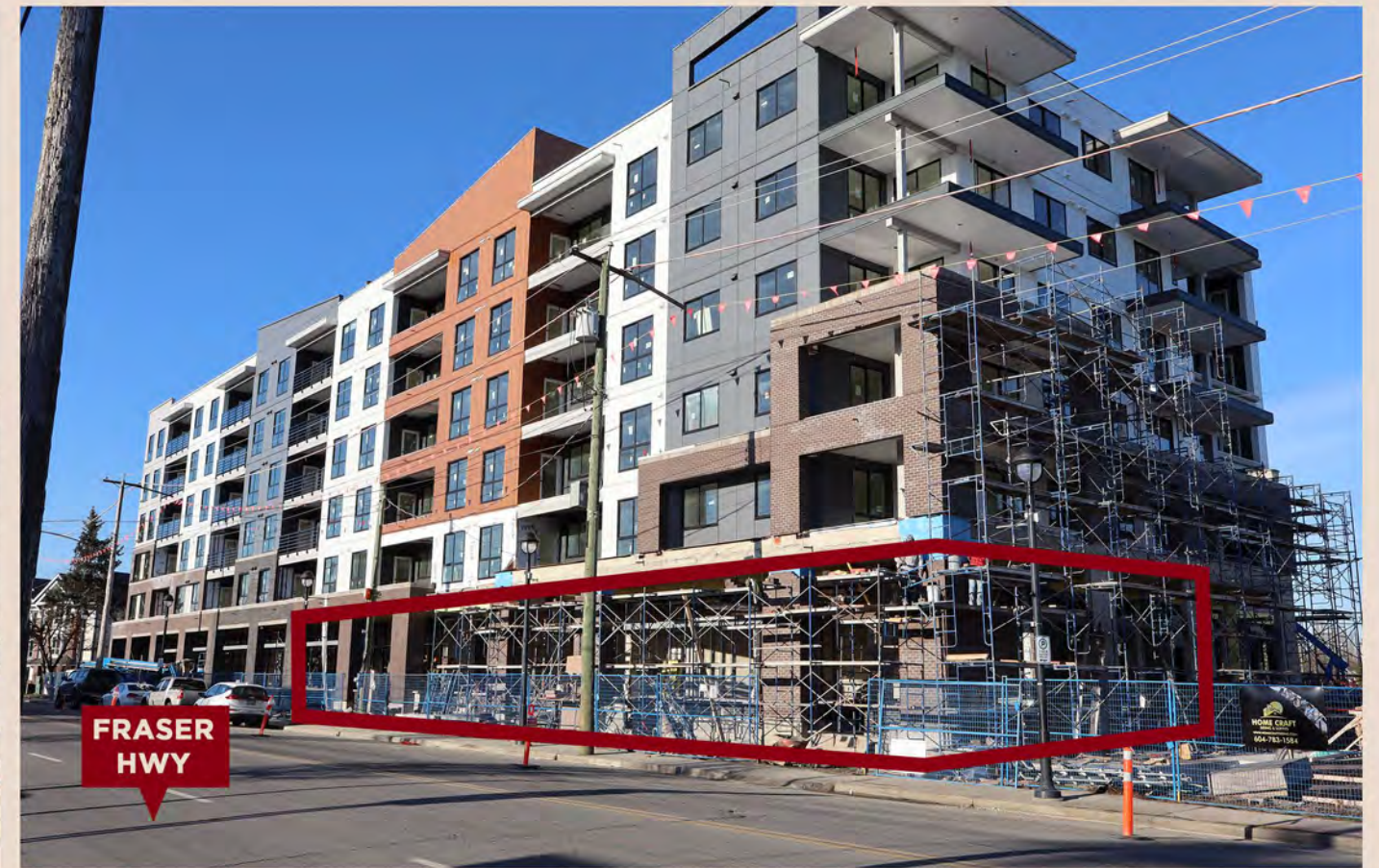
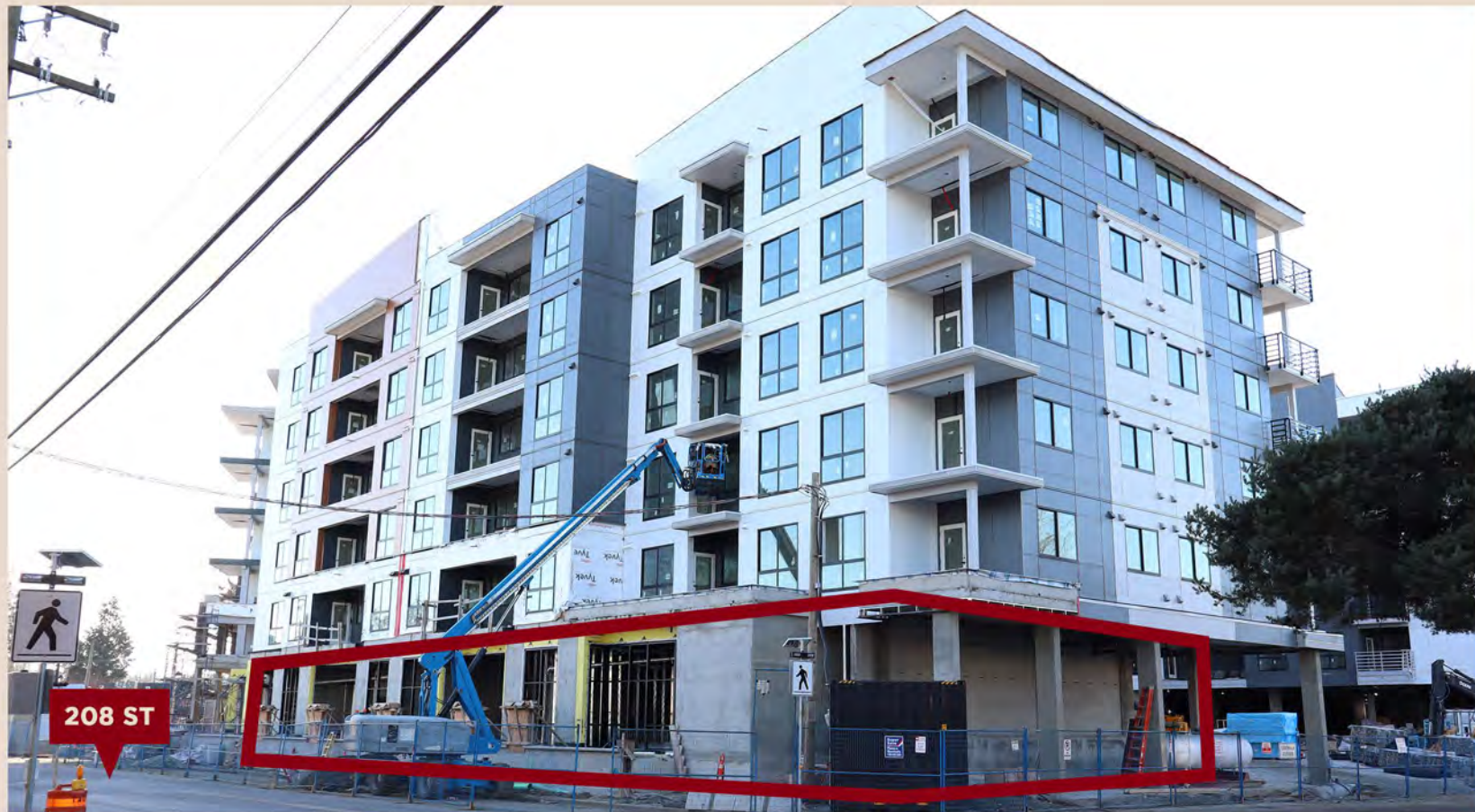
# FLOORPLANS

## 1st FLOOR



### CRU SIZES:

CRU#1: 1,574 Sq.Ft.	<del>CRU#4: 2,081 ft<sup>2</sup></del>	CRU#8: 1,482 Sq.Ft.
<del>CRU#1A: 621 ft<sup>2</sup></del>	<del>CRU#5: 2,006 ft<sup>2</sup></del>	CRU#9: 1,629 Sq.Ft.
CRU#2: 1,243 Sq.Ft.	CRU#6: 1,751 Sq.Ft.	
<del>CRU#3: 1,186 ft<sup>2</sup></del>	CRU#7: 2,005 Sq.Ft.	





**COMMERCIAL  
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\*Incentives subject to change without notice. Terms and conditions apply.

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