

# FOR SALE



# COMMERCIAL PROPERTIES GROUP

## Rare Fort Langley Retail Strata Opportunity



CRU 104 - 23160 96 Ave, Fort Langley, BC

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# OPPORTUNITY

This exceptional street-front strata unit at the Fort Professional Building offers 1,320 square feet of highly functional space with excellent exposure in the heart of historic Fort Langley. Currently improved for food service, the premises provides flexibility for a wide range of retail or professional office uses under C-2 zoning and has option to retain the existing tenant and hold as an investment. With strong pedestrian traffic, established surrounding businesses, and the potential for vacant possession, this is a rare opportunity to secure a presence in a tightly held and vibrant sought-after community.



1,320 Sq. ft. street-front strata unit



C-2 (Community Commercial) zoning allowing diverse uses



Strong pedestrian traffic in a high-demand retail corridor



Located within the well-known Fort Professional Building



Existing restaurant improvements in place



Potential vacant possession



Excellent visibility and signage exposure along 96 Avenue



Ample on-site parking for customers and staff



\$1,575,000.00

# PHOTOS

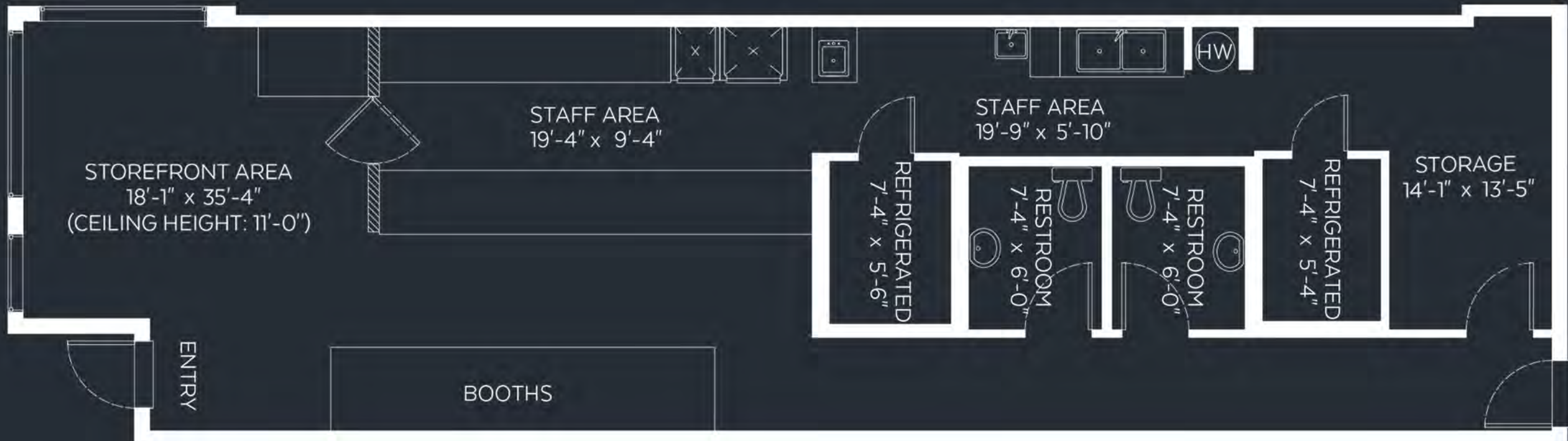


# PRIME LOCATION

Situated in the heart of Fort Langley, this property benefits from a unique blend of historic charm and consistent commercial activity. The area is a destination for both locals and tourists, offering boutique retail, restaurants, professional services, and year-round foot traffic. Convenient access to major routes connects the property efficiently to Surrey, Maple Ridge, Abbotsford, and the broader Lower Mainland, making it an ideal location for businesses seeking both visibility and accessibility.



# FLOORPLANS





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