



FOR SALE

Langley

+ 4875 224th Street

+ 22373 Fraser Highway

+ 22365 Fraser Highway

High-exposure corner parcel

featuring 375 feet of premium frontage
along Fraser Highway and 224 Street



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WILLIAM | WRIGHT



The Opportunity

Unlock the potential of this high-exposure corner parcel featuring 200 feet of premium frontage on Fraser Highway and 175 feet along 224 Street—a rare offering in one of Langley Township's most strategic and high-traffic corridors. Ideally situated in the vibrant Murrayville community, this property is surrounded by key amenities including Langley Memorial Hospital, W.C. Blair Recreation Centre, and Langley Regional Airport. With outstanding visibility, strong vehicle traffic, and seamless access to major commuter routes, this site offers an incredible opportunity for developers to deliver a high-demand commercial project in a rapidly expanding market.



Property Highlights



PRIME FRONTAGE ALONG FRASER HIGHWAY



IDEAL FOR RETAIL AND SERVICE COMMERCIAL USES



STRATEGIC PROXIMITY TO KEY AMENITIES



RAPID POPULATION GROWTH AND HIGH HOUSEHOLD INCOME

Langley Township Statistics



Population
162,269



**Increase in Population
Since 2021**
17.2%



Total Households
46,925



Avg. Household Income
\$108,000

Salient Facts



LOT SIZE*
+/- 35,483 SQFT



ZONING
C-3



PROPERTY TAXES
\$39,417.18 (2024)



PID
009-254-811
007-442-131
009-254-854



PRICE
\$5,199,999.00

*Total site size taken from BC Assessment

High-demand commercial project in a rapidly expanding market.

- + Outstanding visibility
- + Strong vehicle traffic
- + Seamless access to major commuter routes



The Location

Located within the Murrayville Official Community Plan, this site is part of a dynamic area designed to accommodate retail and service commercial uses that meet the needs of the local population. The community plan envisions Murrayville as both a vibrant residential neighbourhood and the administrative and institutional hub for Langley Township. As one of the fastest-growing municipalities in Metro Vancouver, the Township's population is projected to reach 211,000 by 2041, making it an ideal location for developers to capitalize on long-term growth and demand for both residential and commercial spaces.





The Location

- + 4875 224th Street, Langley
- + 22373 Fraser Highway, Langley
- + 22365 Fraser Highway, Langley

SUBJECT PROPERTY DISTANCES DRIVING

MURRAYVILLE TOWNCENTRE	2 MIN
LANGLEY REGIONAL AIRPORT	3 MIN
LANGLEY SHOPPING CENTRES	5 MIN
FORT LANGLEY	14 MIN
ABBOTSFORD	25 MIN
SURREY CENTRAL	31 MIN
DOWNTOWN VANCOUVER	56 MIN

For More Information Contact

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