

**2,560 SF PRIME RETAIL OPPORTUNITY**



**120801 56 AVENUE**  
**LANGLEY, BC**

**Sumir Chauhan, Commercial Real Estate Broker**  
604.725.5977 | [sumirchauhan@royallepagecommercial.com](mailto:sumirchauhan@royallepagecommercial.com)

**Royal LePage® Global Force Realty, Brokerage**  
15300 54 Avenue, Unit #306, Surrey, BC  
Independently Owned & Operated

FOR LEASE

# \$30.00 / SF

## Property Features

- Prime retail opportunity in the heart of Langley! Located at 20801 56 Avenue, this versatile retail space offers high visibility, excellent frontage, and steady foot and vehicle traffic.
- Ideal for a variety of uses including boutique retail, wellness, professional services, or specialty food.
- Surrounded by established businesses and residential neighbourhoods, this location provides strong exposure and easy accessibility.
- Ample on-site parking and flexible lease terms make this an excellent choice for growing your business in a thriving community.



PROPERTY OVERVIEW



# PROPERTY PHOTOS

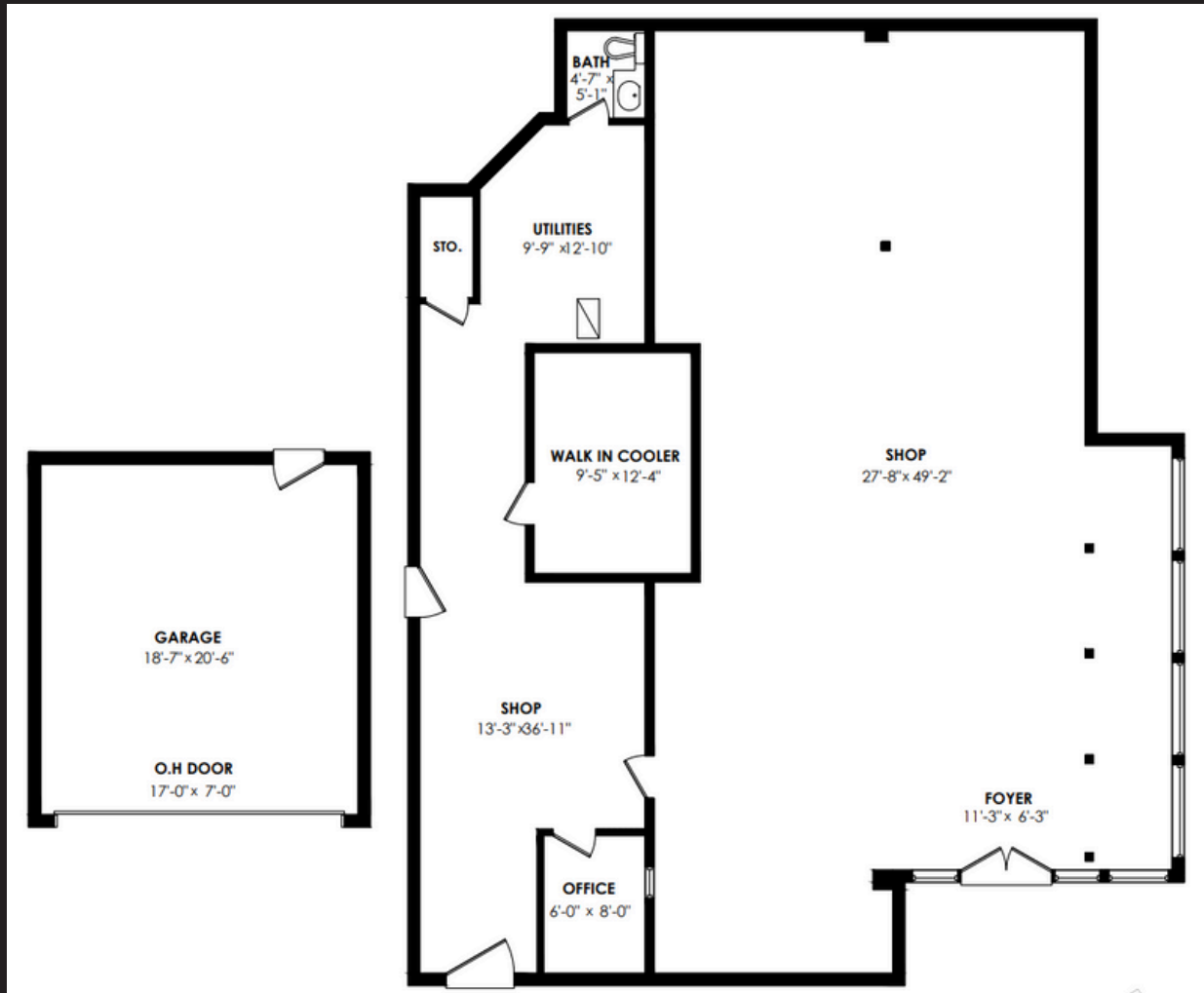




# PROPERTY PHOTOS

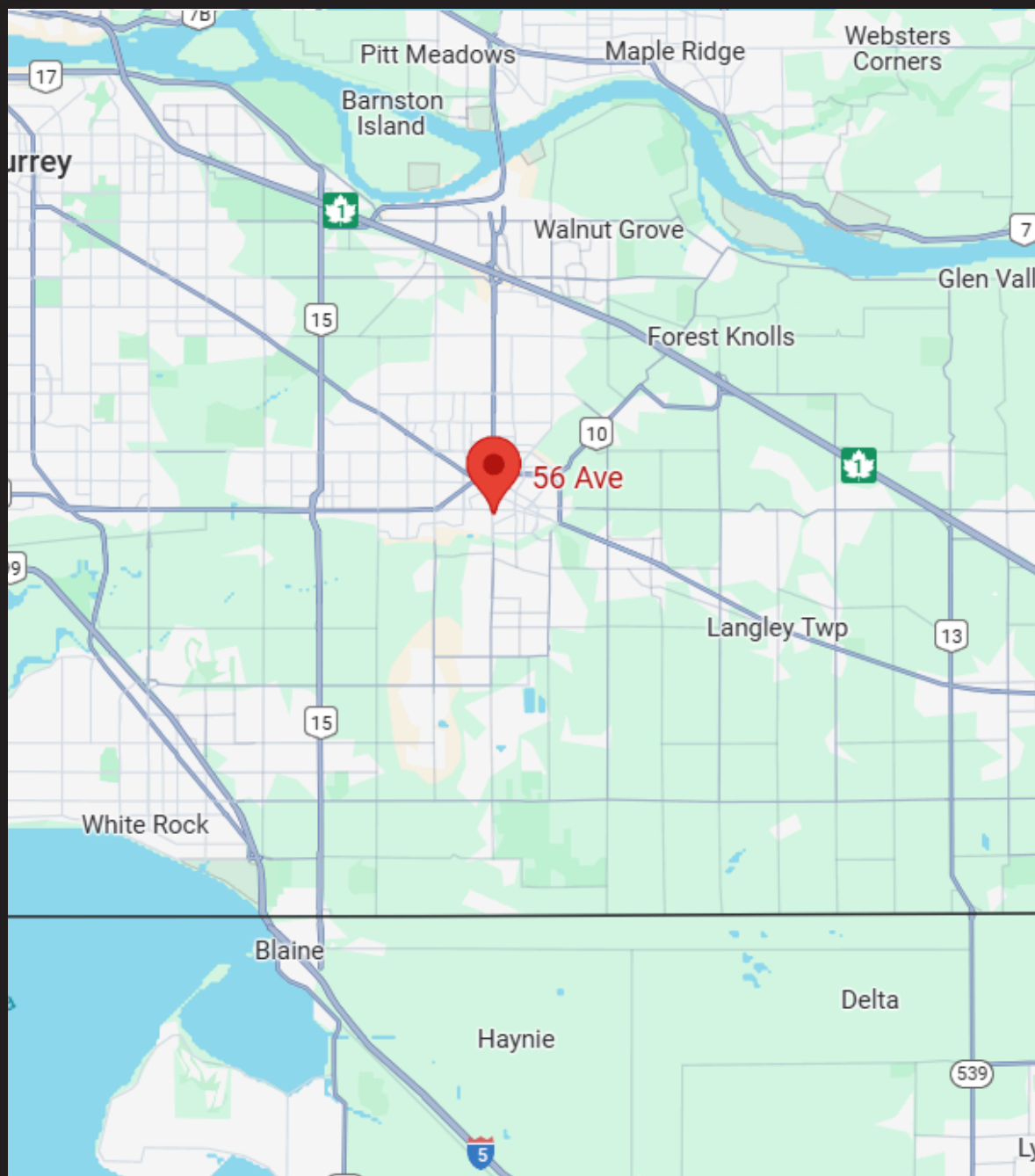


Main Floor: 2,163 sq. ft.  
Garage: 397 sq. ft.  
Total Area: 2,163 sq. ft.  
Grand Total: 2,560 sq. ft  
Floor Area: 2163 sq.ft.  
Ceiling Height: 8'-5



FLOORPLAN

# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemark Real Estate Services Manager Limited. All rights reserved.