

FOR LEASE

NEW RETAIL DEVELOPMENT IN LANGLEY

22425 48th Avenue, Township of Langley, BC

Opportunity to lease commercial units in a brand-new retail centre in Murrayville



Barb Burrows

604.945.5933

barb.burrows@macdonaldcommercial.com

Macdonald

COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

22425 48TH AVENUE

Township of Langley, BC

LOCATION

The subject property is located on the south side of Fraser Highway at 48th Avenue in the Township of Langley. It is within the Murrayville neighbourhood, which consists primarily of residential and agricultural uses with a number of institutional properties, including Langley Memorial Hospital, the Langley RCMP Main Detachment, Langley School District offices, W.C. Blair Recreation Centre, and Langley Regional Airport.

The property is 55 kilometres southeast of Downtown Vancouver along the eastern fringe of Metro Vancouver. It offers high exposure in an established commercial corridor along Fraser Highway, providing a variable mix of retail and service amenities. The building offers significant frontage along Fraser Highway, offering clear site lines.

HIGHLIGHTS

- » Expansive ceiling heights throughout
- » Covered outdoor patio
- » Large glass retail storefront providing excellent visibility with abundant natural light
- » Ample surface parking including 5 electric vehicle charging stations
- » Bike parking
- » Steps away from Fraser Highway bus stop
- » Exceptional exposure with CRU signage and pylon signage opportunities
- » Active co-tenancy with a daycare centre and a real estate office
- » Small format retail opportunities for a coffee shop, limited food uses, boutique retail, and community services



LANGLEY TOWNSHIP

2021 Population

132,603

up 13.1% from 2016 placing the Township of Langley as the

6TH LARGEST

municipality of Metro Vancouver

Source: Statistics Canada

PROPERTY INFORMATION

ZONING

C-2 (Community Commercial Zone). Full copy of bylaw will be provided upon request.

SITE

35,632 sq. ft. with 340 feet of frontage on the south side of Fraser Highway, 288 feet of frontage on the north side of 48th Avenue, and 200 feet of frontage on the east side of 224th Street.

AVAILABLE

3,590 SF of retail:
CRU 2 - 1,856 SF
CRU 4 - 1,734 SF

GROSS UP

10%

BASE RENT

\$45.00 PSF

ADDITIONAL RENT

\$18.00 PSF (estimated for 2026)

AVAILABLE

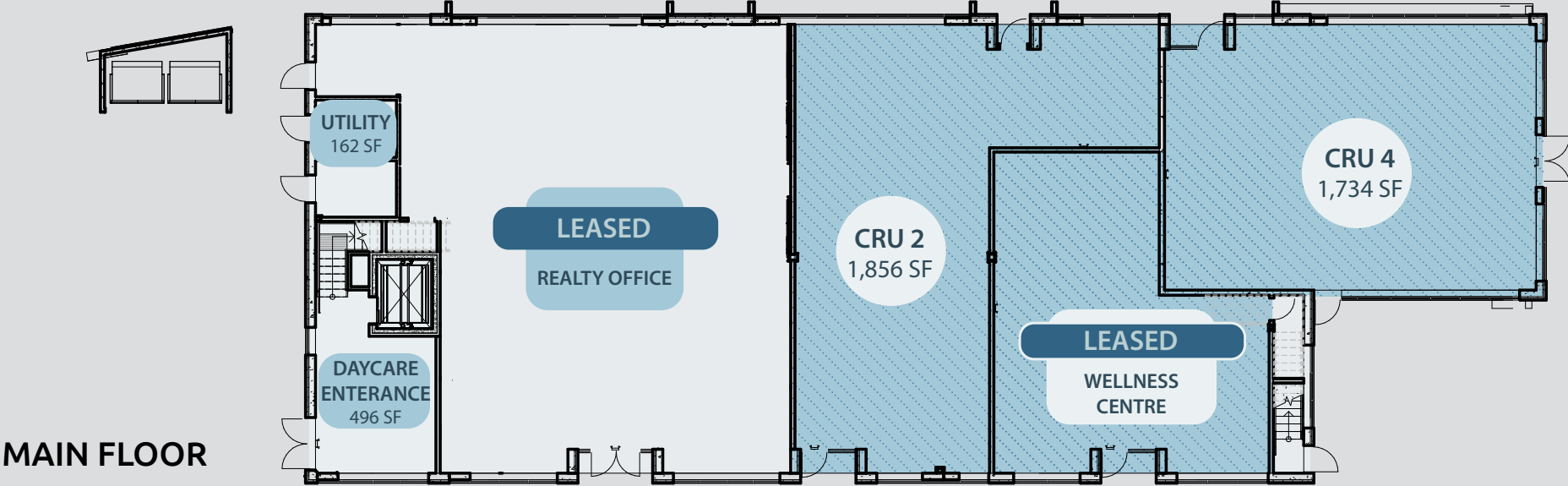
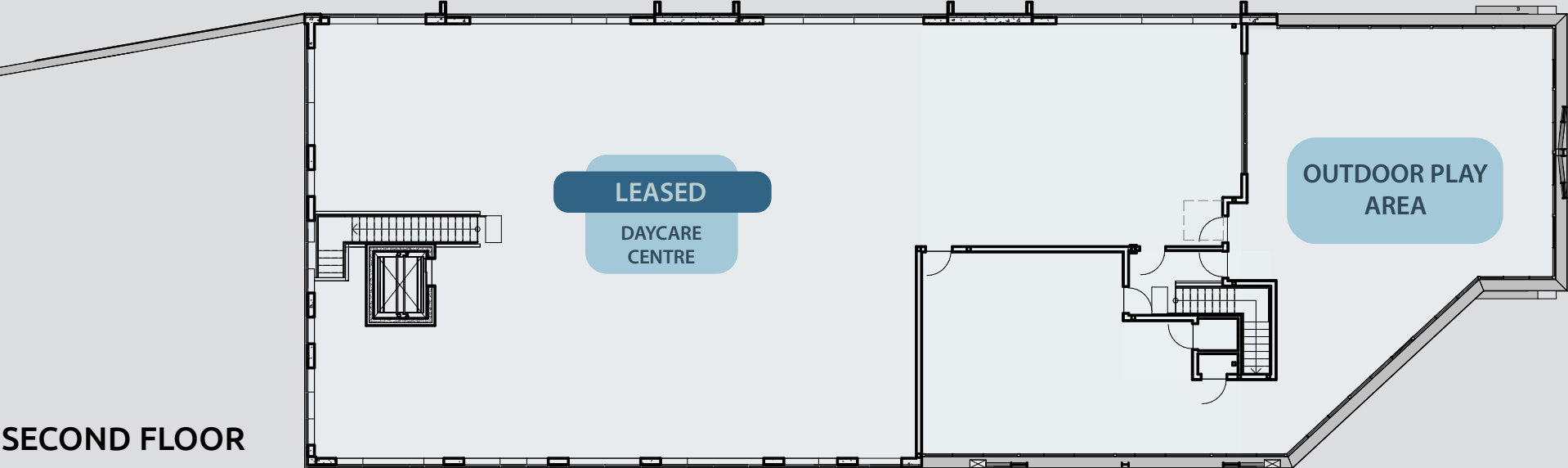
Q2 2026

Image renderings are copyrighted by

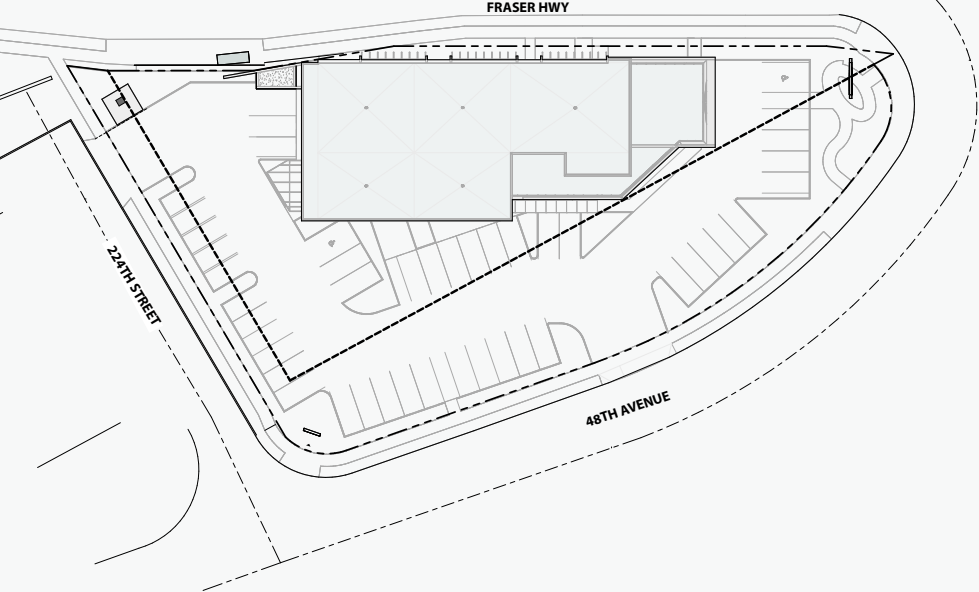
Mara + Natha Architecture Ltd.

Mara +
Natha
ARCHITECTURE

FLOOR PLAN



SITE PLAN



LEGEND

- AVAILABLE
- LEASED

NEARBY AMENITIES

● CAFÉS / RESTAURANTS

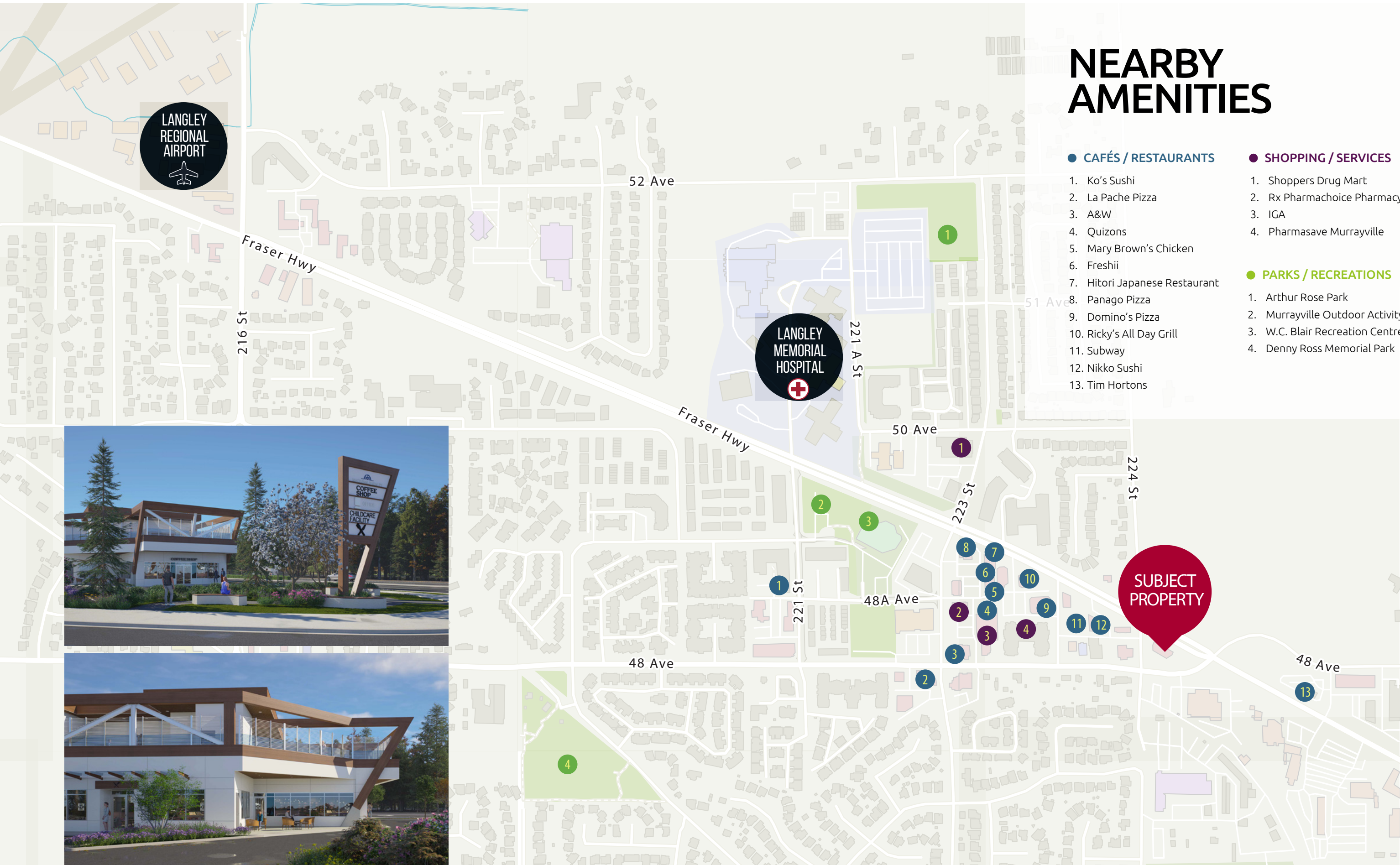
1. Ko's Sushi
2. La Pache Pizza
3. A&W
4. Quizons
5. Mary Brown's Chicken
6. Freshii
7. Hitori Japanese Restaurant
8. Panago Pizza
9. Domino's Pizza
10. Ricky's All Day Grill
11. Subway
12. Nikko Sushi
13. Tim Hortons

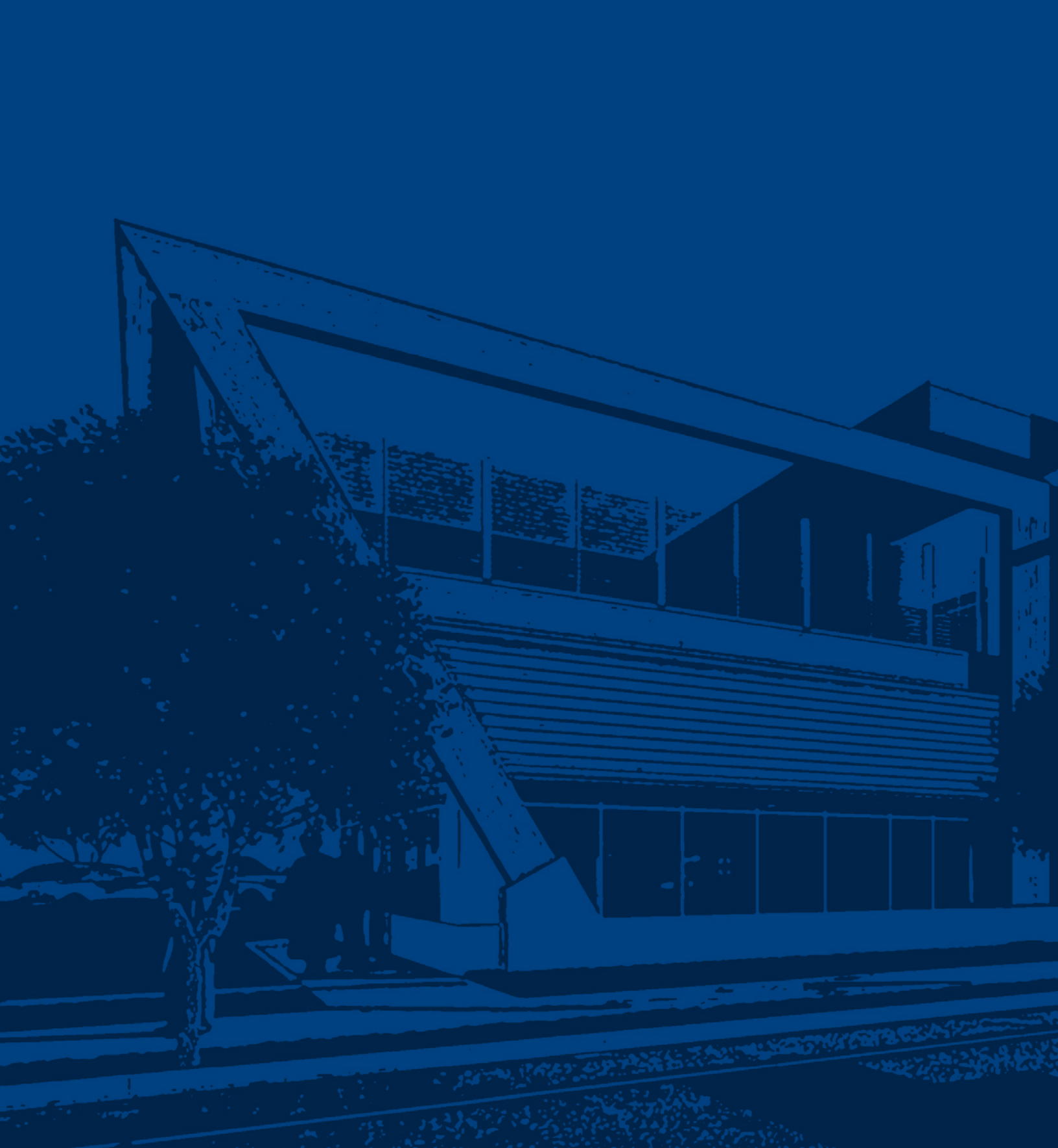
● SHOPPING / SERVICES

1. Shoppers Drug Mart
2. Rx Pharmachoice Pharmacy
3. IGA
4. Pharmasave Murrayville

● PARKS / RECREATIONS

1. Arthur Rose Park
2. Murrayville Outdoor Activity Park
3. W.C. Blair Recreation Centre
4. Denny Ross Memorial Park





Barb Burrows

604.945.5933

barb.burrows@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

Macdonald

COMMERCIAL