

**20290 LOGAN AVENUE, LANGLEY, BC
CENTRAL LANGLEY CITY RE-DEVELOPMENT SITE**



WALKING DISTANCE TO FUTURE SKY TRAIN STATION

Angie MacDonald

Personal Real Estate Corporation
Investments, Sales and Leasing
604 514 6823 | amacdonald@naicommercial.ca

Gary Niesner

Personal Real Estate Corporation
Sales, Leasing & Investment Brokerage
604 514 6832 | garyn@naicommercial.ca

20290 Logan Avenue Langley, BC

Opportunity

- ▶ 1.33 acres
- ▶ C2 - zoning
- ▶ Two road access points
- ▶ Situated in the Transit Core
- ▶ Walking distance to Future SkyTrain
- ▶ Opportunity to build commercial, office and residential mix
- ▶ Seller to participate in buy back retail space
- ▶ Currently tenanted property



Site Details

Legal Description

Lot 3 Plan BCP15626 District Lot 309 Land
District 2 Land District 36
PID: 026-170-281

Lot Size

± 57,673 SF

Total Assessment (2026)

Land	\$11,419,000
Buildings	\$10,000
Total	\$11,429,000

Gross Annual Taxes (2026)

\$138,713

Zoning

C-2 Service Commercial

Price

Contact listing agents

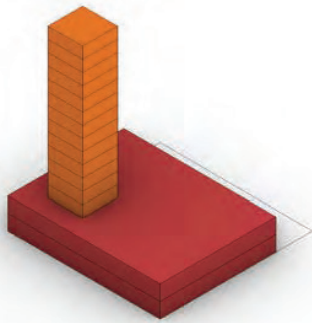
POTENTIAL BUILDFORM - ILLUSTRATIVE PURPOSE ONLY



A proposed construction type could be light gauge steel; this type of construction may become common in Langley City as the market evolves towards 'SkyTrain Multi-family – Richmond Typology', as it is lighter than concrete and exerts less ground pressure.

Land Use Designations

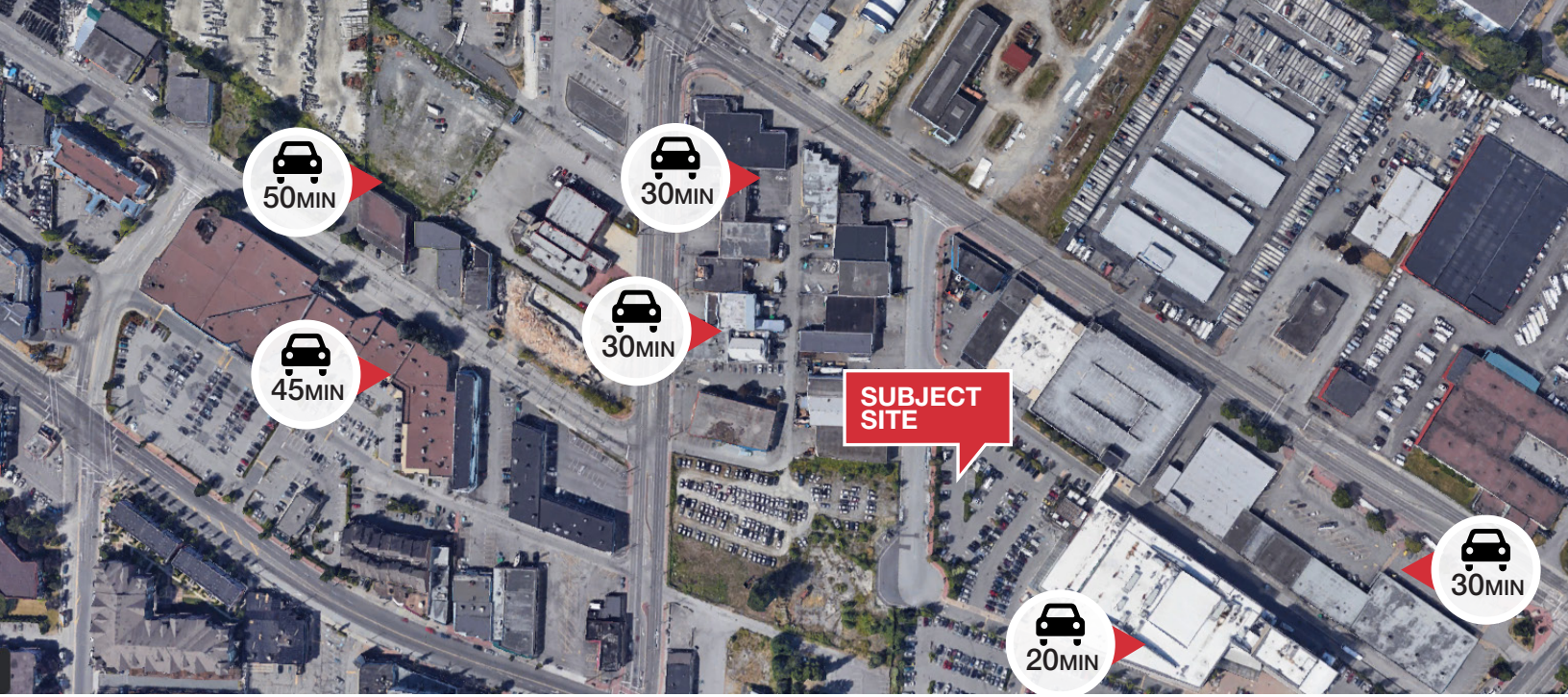
TRANSIT-ORIENTED CORE



PURPOSE	Create a vibrant transit-oriented area with high densities and a mix of uses in close proximity to future SkyTrain stations, and existing high-frequency transit
BUILDING TYPE & HEIGHT	Multi-storey buildings up to 15 storeys. (Taller buildings may be achieved on properties not located within the Airport Zoning Regulation (AZR) as mandated by the Aeronautics Act and Transport Canada. Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Outer and Approach Surfaces, according to the AZR)
USES	<ul style="list-style-type: none"> • Mixed Use: Residential & Commercial • Multi-Unit Residential • Commercial
DENSITY	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

Map of the Surrey-Langley SkyTrain (Government of BC)





1. WINGS Langley
2. Boston Pizza
3. McDonald's
4. Chipotle Mexican Grill
5. MEC Langley
6. Indigo / PetSmart
7. The Brick
8. Milestones
9. Cactus Club Cafe
10. Olive Garden Italian
11. Mark's / Golf Town
12. RONA
13. Club16 Fitness
14. Montana's
15. Tim Hortons
16. Save-On-Foods
17. Starbucks
18. Burger King
19. Chevron
20. Langley Animal Clinic

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20353 64th Avenue, Suite 214, Langley, BC V2Y 1N5
 +1 604 683 7535 | naicommercial.ca

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