

FOR SALE

Rare and Unique Investment Opportunity
in Historic Fort Langley



9188 GLOVER ROAD

Langley, BC

CBRE

THE NEIGHBOURHOOD

Fort Langley is a picturesque village in the Township of Langley. Its rich history paired with a vibrant community provides a charming feel, earning its name as a local gem.

The commercial hub, which stretches just 2-blocks, is located in the heart of a close-knit residential community, making it a one-stop-shop for local residents and visitors of the scenic attractions alike. The village is known for its quaint streets lined with boutique shops, cozy cafes, and local eateries - whether you're picking up fresh pastries at the bakery, grabbing a last-minute gift at the gift shop, or just want to sit down and enjoy a coffee - Fort Langley offers it all at a relaxed pace.

The businesses benefit greatly from the tourist attractions just minutes away, such as the National Historic Site 1800s Trading Post, the iconic Fort Langley Community Hall, and the Fort-to-Fort Trail.



INVESTMENT HIGHLIGHTS



Iconic Village setting



Charming historical architecture style



Strong commercial retail node with high volumes of tourism



Rare and unique pocket of Metro Vancouver



Ample and convenient parking



Fully tenanted

SALIENT DETAILS

Address	9188 Glover Road, Township of Langley, BC	
PID	025-874-888	
Site Size	8,052 sq. ft.	
Building Area*	Little Eye Optometry	1,083 sq. ft.
	Aimee B Clothing	1,056 sq. ft.
	Roxann's Hats	930 sq. ft.
	<hr/> Total Retail	<hr/> 3,069 sq. ft.
	Coastal Transport Refrigeration	1,334 sq. ft.
	Pacific Bottleworks	1,041 sq. ft.
	<hr/> Total Office	<hr/> 2,375 sq. ft.
	Residential	1,076 sq. ft.
	Residential	1,163 sq. ft.
	<hr/> Total Residential	<hr/> 2,239 sq. ft.
	Leasable Area	7,683 sq. ft.
	Total Building Area	9,335 sq. ft.
Zoning	C-2 Commercial	
Parking	10 stalls	
Asking Price	\$5,200,000	

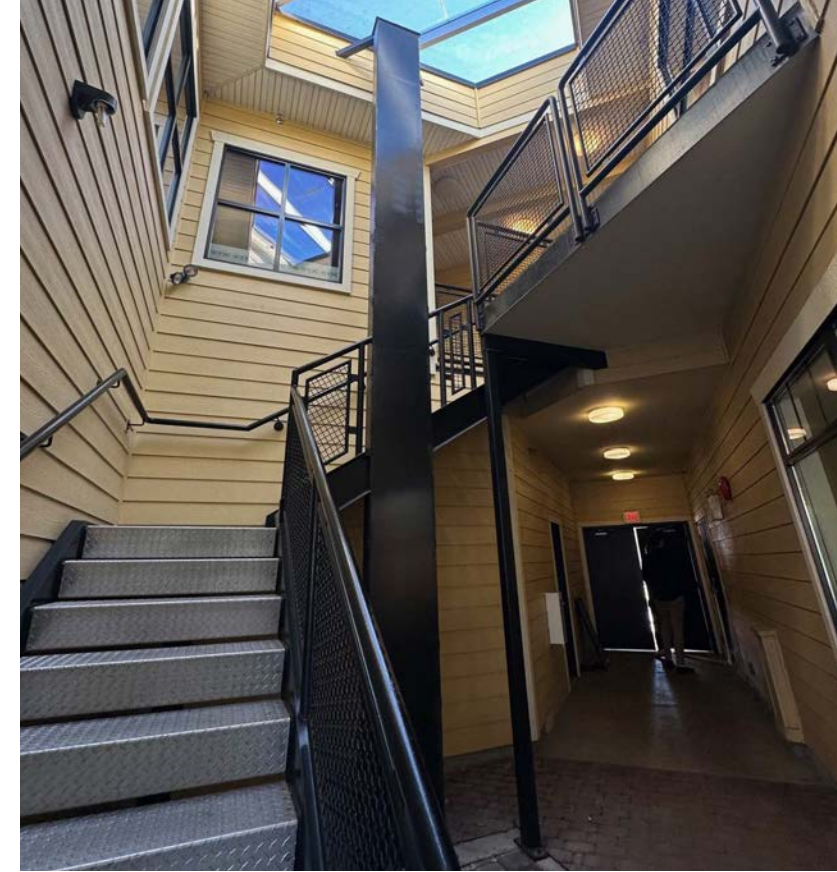
* Unit of measurement provided by seller. Subject to verification.

THE OPPORTUNITY

CBRE limited is pleased to present this rare and unique investment opportunity located in the heart of Fort Langley. The Subject Property is a 9,335 square foot mixed-use building on 8,052 square feet of land. The fully-leased building comprises 3 retail units, 2 office units, 2 residential units, and 10 parking stalls. The attractive and well maintained building requires minimal improvements and has potential for rental rate upside upon lease renewals

For further information on Net Operating Income (NOI) and lease details, please contact agents. Confidentiality Agreement must be signed by Prospective Purchaser prior to receiving Rent Roll.





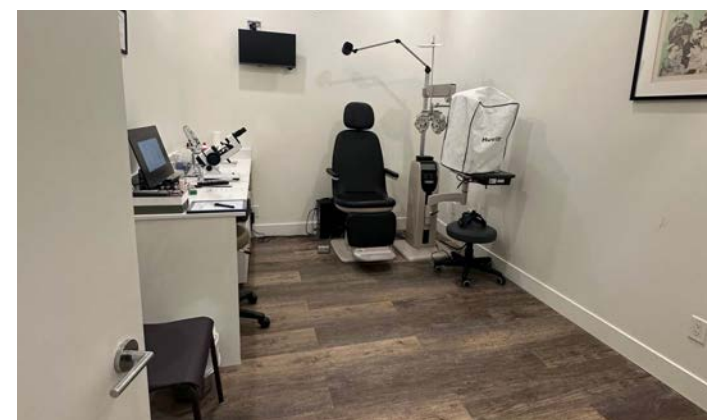
Office Corridor/Entryways



Parking



Aimee B Clothing



Roxann's Hats



Little Eye Optometry



Office Units

NEIGHBOURHOOD RETAILERS

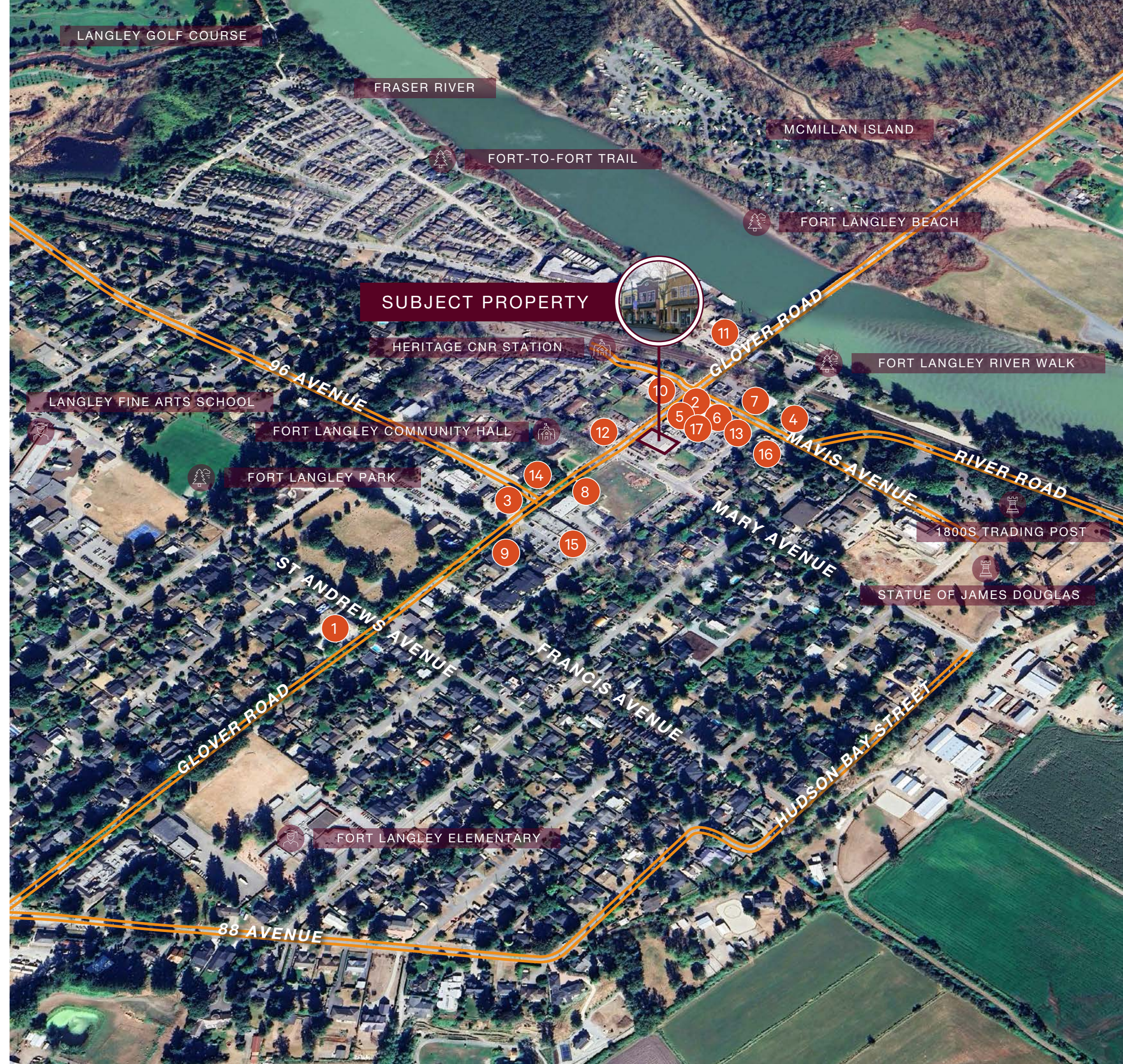
1. Fort Langley Village Farmer's Market
2. Into Chocolate Candy & Confections
3. Maria's Gelato
4. Saba Cafe
5. Pure Integrative Pharmacy
6. Rail and River Pizzeria
7. Village Antiques Mall
8. Floralista Flower Studio
9. Little White House & Co
10. Wendel's Bookstore & Cafe
11. Fort Pub & Grill
12. Gardening Circle Gift Shop
13. Mangia E Scappa
14. Trading Post Eatery
15. BC Liquor
16. Blacksmith Bakery
17. Emilia & Rose Home Boutique

COMMUNITY & ATTRACTIONS

- + 1800s Trading Post
- + Fort Langley Community Hall
- + Heritage Canadian Northern Railway Station
- + Fort Langley Elementary
- + Langley Fine Arts School
- + Centennial Museum & Exhibition

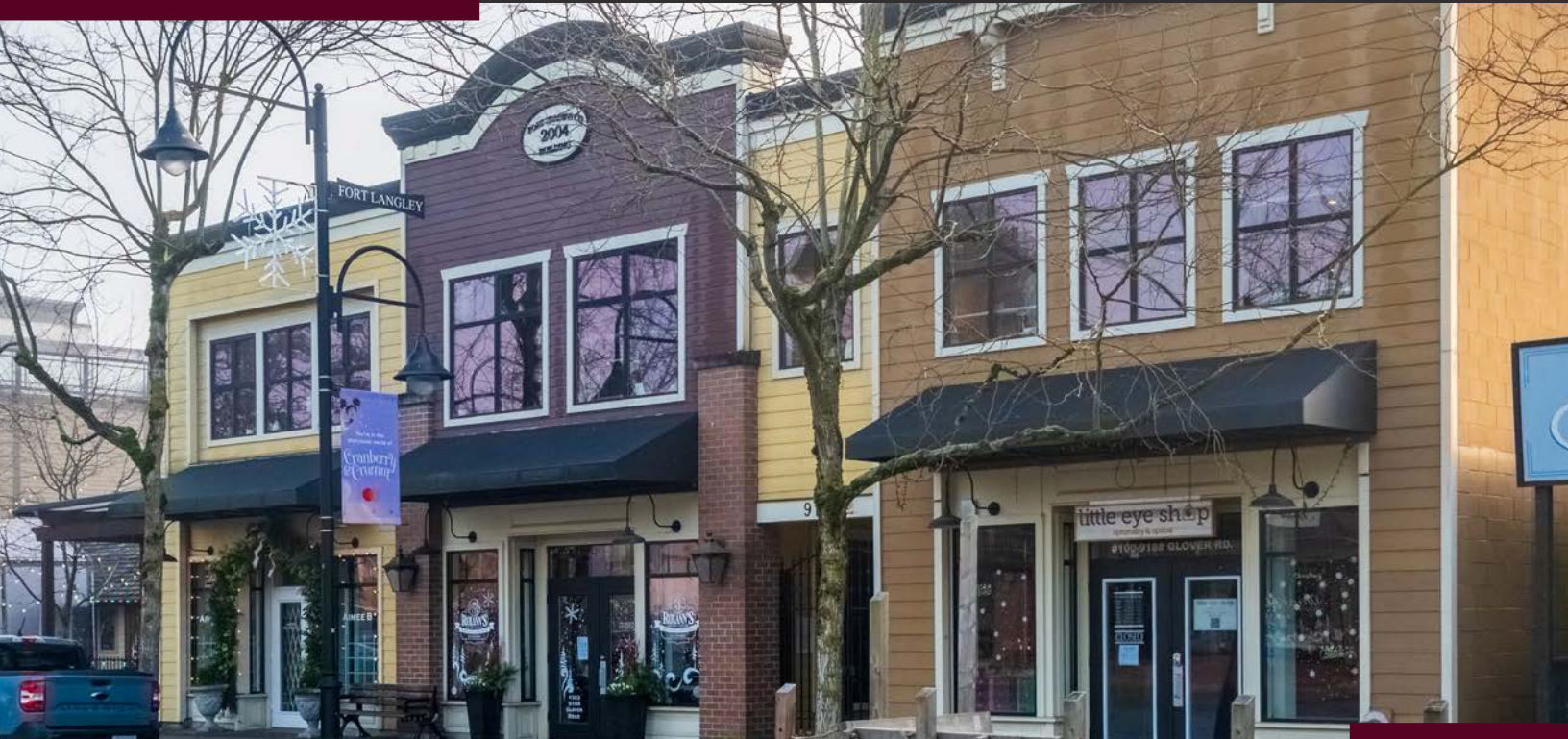
PARKS & TRAILS

- + Fort Langley Park
- + Fort-to-Fort Trail
- + Fort Langley Beach
- + Salmon River Trail



FOR SALE

9188 Glover Road
Langley, BC



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