

For Lease

22867 Fraser Highway

Langley Township, BC



28,053 SF YARD WITH 3,000 SF OFFICE | SERVICE COMMERCIAL ZONED LAND





THE OPPORTUNITY

Iconic Properties Group is pleased to present the opportunity to lease $\pm 28,053$ SF of fenced Service Commercial land at 22867 Fraser Highway. Zoned C-3 – Service Commercial, the site supports a wide range of automotive and service-oriented uses and includes a 3,000 SF on-site office building to accommodate operational needs. There is also potential to secure an additional $\pm 12,500$ SF of yard space from the adjacent lot.

Currently operating as a tire shop and available with vacant possession on short notice, the property offers immediate functionality, strong highway exposure, and direct access, a rare combination for service commercial users seeking visibility, security, and yard space along Fraser Highway.

HIGHLIGHTS



$\pm 28,053$ SF FENCED YARD

Secure, fully usable outdoor space ideal for automotive, contractor, or equipment-related operations.



C-3 – SERVICE COMMERCIAL ZONING

Flexible zoning that accommodates a wide range of automotive and service-oriented commercial uses.



PRIME FRASER HIGHWAY FRONTAGE

Highly visible location along one of Langley's main arterial corridors with excellent accessibility.



PROMINENT PYLON SIGNAGE

Dedicated signage opportunity providing strong brand exposure to passing traffic.



30,000+ VEHICLES PER DAY

Significant daily traffic counts delivering continuous visibility and customer reach.



ON-SITE OFFICE BUILDING

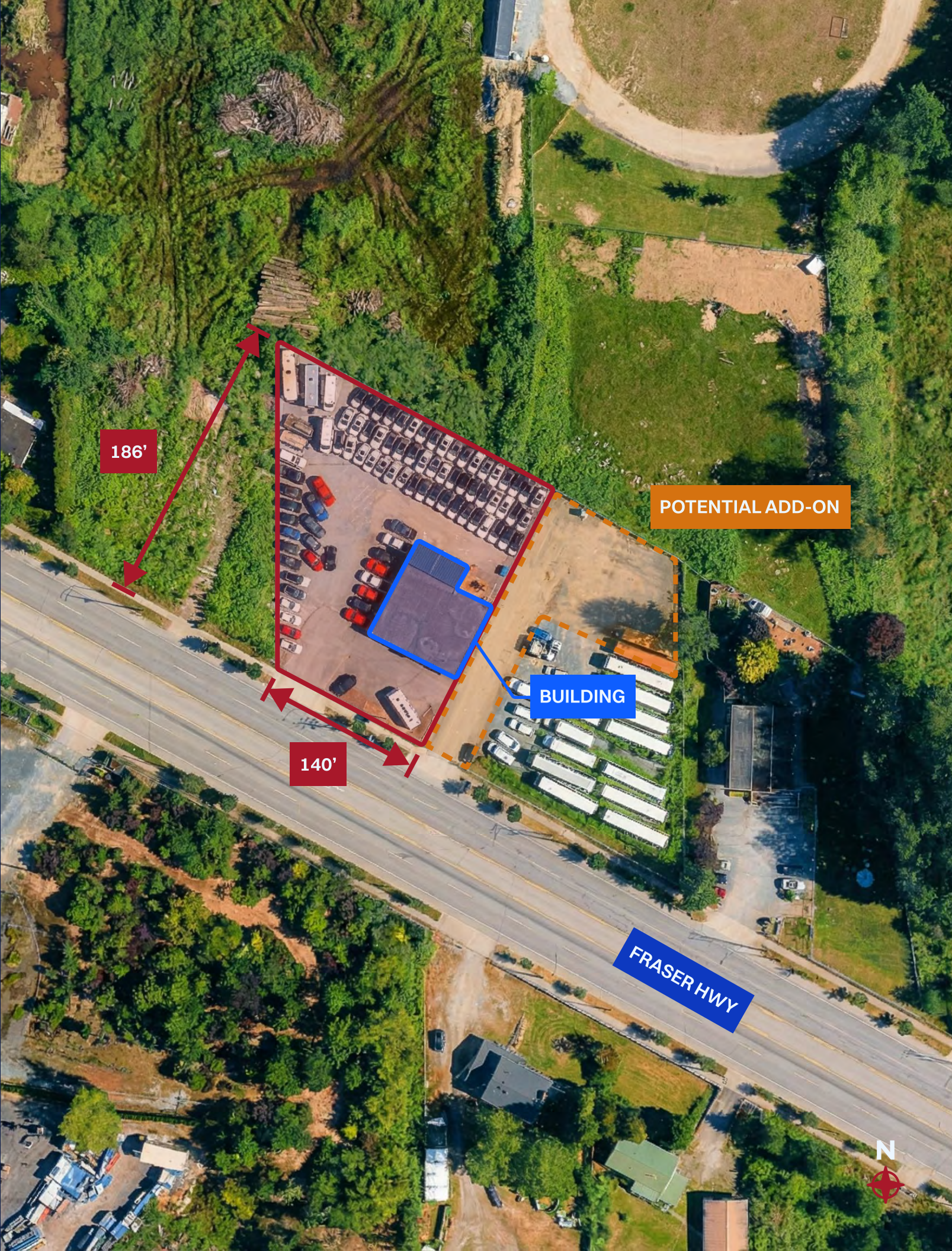
Integrated office component supporting administrative and customer-facing operations.

Property Overview

The available lease area at 22867 Fraser Highway comprises **±28,053 SF** of fenced yard space within a **C-3 – Service Commercial** zoned site in Langley Township. The offering includes an approximately **3,000 SF on-site office building** designed to support administrative and customer-facing operations. Currently operating as a tire shop, the premises can be delivered with vacant possession on short notice, providing flexibility for incoming tenants seeking immediate occupancy. There is also potential to secure an additional ±12,500 SF of yard space from the adjacent lot.

The property benefits from direct access and prominent **frontage along Fraser Highway**, enhanced by dedicated **pylon signage** and exposure to over **30,000 vehicles per day**. The secure yard configuration, integrated office component, and flexible service commercial zoning create a functional and visible platform for automotive, contractor, equipment, and other service-oriented commercial users looking to establish or expand along a major arterial corridor.

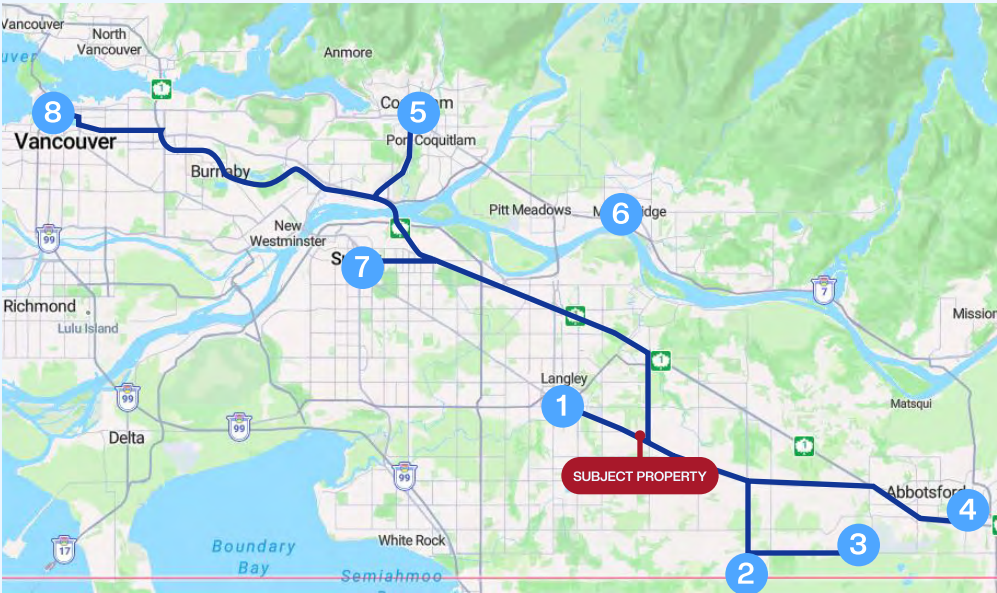
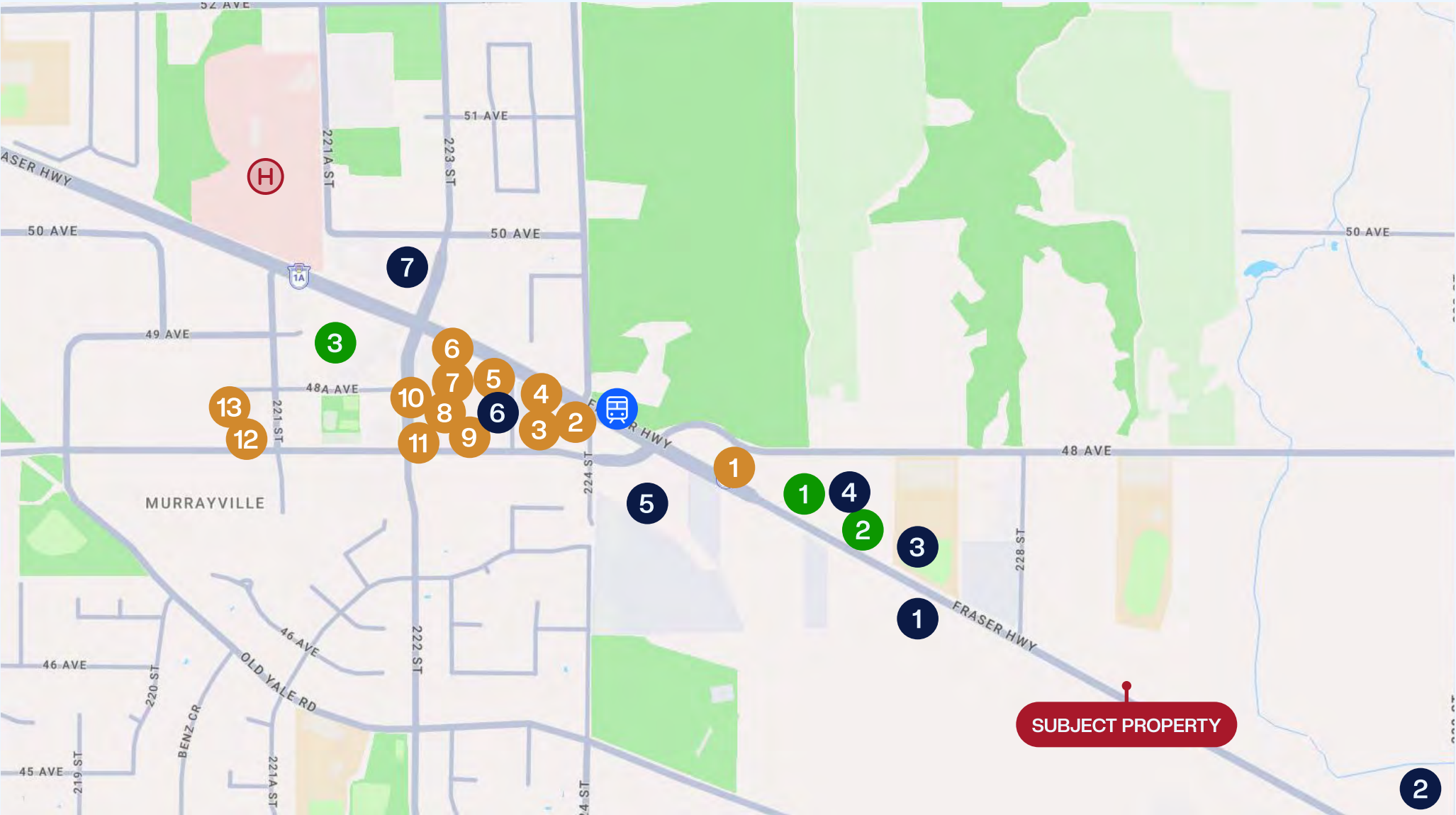
ADDRESS	22867 Fraser Hwy, Langley Twp, BC V2Z 2T3
ZONING	C-3 - Service Commercial Zone
LOT FRONTAGE	140'
LOT DEPTH	186'
LOT SIZE	±28,053 SF ±12,500 SF (Potential Add-On)
BUILDING SIZE	3,000 SF
SIGNAGE	Pylon Signage
PROPERTY TAX (2025)	\$23,953.48
AVAILABILITY	Immediate



Location Overview

Strategically located along Fraser Highway in Langley Township, 22867 Fraser Highway offers strong connectivity throughout the Fraser Valley and Metro Vancouver and is just minutes from Highway 1, providing efficient east-west access across the region. The property is approximately 15 minutes from both Langley City and the Aldergrove-Lynden US Border crossing, 25 minutes from Abbotsford International Airport, and 30 minutes from Abbotsford. Maple Ridge is accessible in approximately 45 minutes and Coquitlam in 40 minutes, while Surrey City Centre is approximately 60 minutes away and Vancouver is within roughly 90 minutes, positioning the site for convenient regional servicing and trade connectivity.

Key Destination	Approx. Driving Time
1 Langley City	15 minutes
2 US Border Aldergrove-Lynden	15 minutes
3 Abbotsford International Airport	25 minutes
4 Abbotsford	30 minutes
5 Coquitlam	40 minutes
6 Maple Ridge	45 minutes
7 Surrey City Centre	60 minutes
8 Vancouver	90 minutes



RESTAURANTS & CAFES

- 1. Tim Hortons
- 2. Nikko Sushi
- 3. All About Pho
- 4. Subway
- 5. Ricky's All Day Grill
- 6. Hitori Japanese Restaurant
- 7. Mary Brown's Chicken
- 8. The Joy of Coffee
- 9. Quiznos
- 10. Flavr Ice Cream
- 11. A&W
- 12. Ko's Sushi Langley
- 13. Murrayville Town Pub

RETAIL & SERVICES

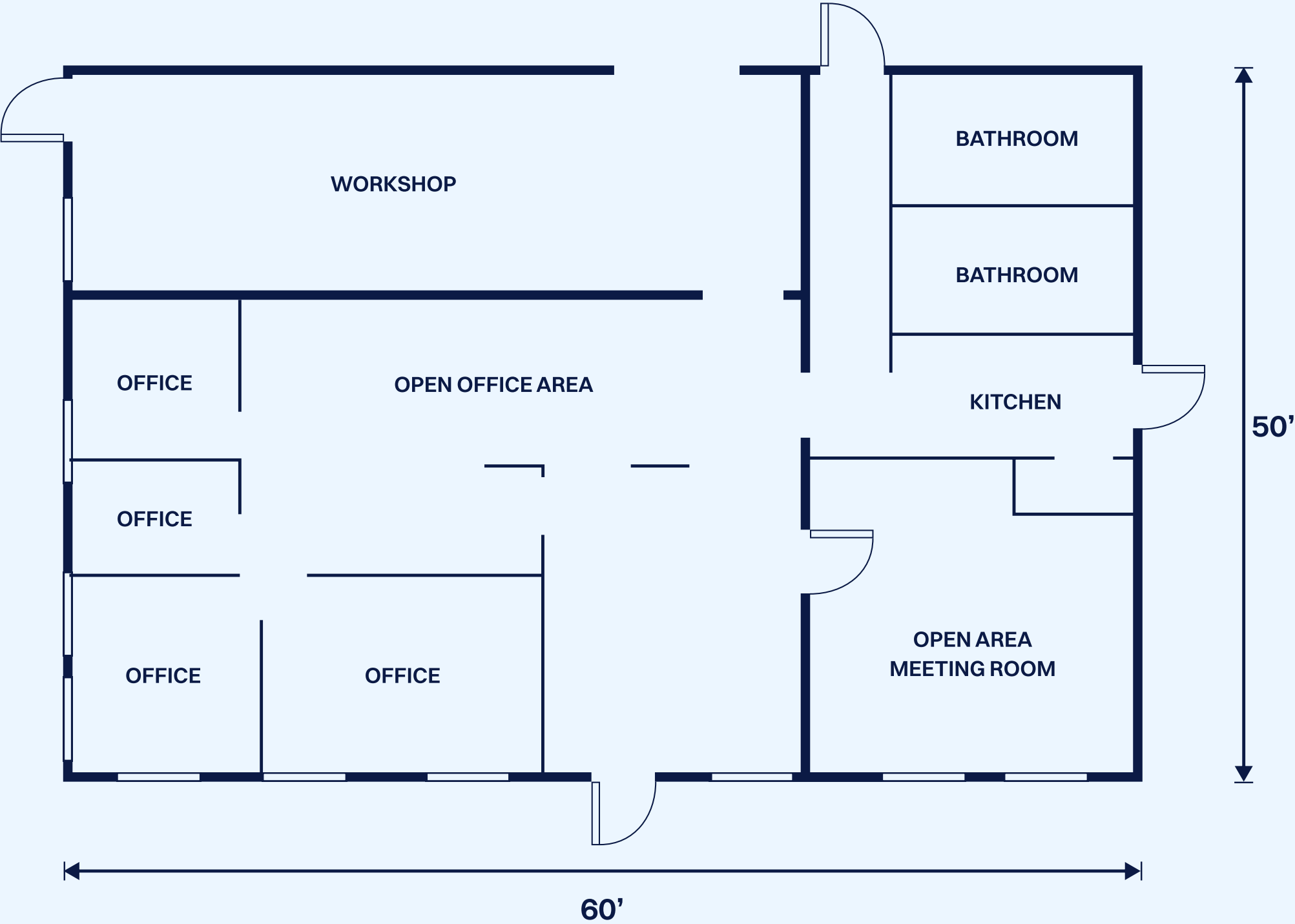
- 1. Ralph's Farm Market
- 2. Precision Auto Service
- 3. HPA Motorsports
- 4. Big Box Outlet Store
- 5. S2S Motorsports
- 6. Murrayville Square
 - a. Pharmasave
 - b. Westland Insurance
 - c. Dollarama
 - d. IGA
 - e. TD Canada Trust
 - f. Murrayville Animal Hospital
- 7. Canada Post

RECREATION & COMMUNITY

- 1. Anytime Fitness
- 2. Redline Conditioning
- 3. WC Blair Recreation Centre



Floor Plan



Total Area: 3,000 SF

This floor plan is provided for general information and illustrative purposes only. All measurements and dimensions are approximate and may not reflect the actual layout. Buyers are advised to verify all details independently.

Gallery



COMMON AREA



OPEN OFFICE AREA



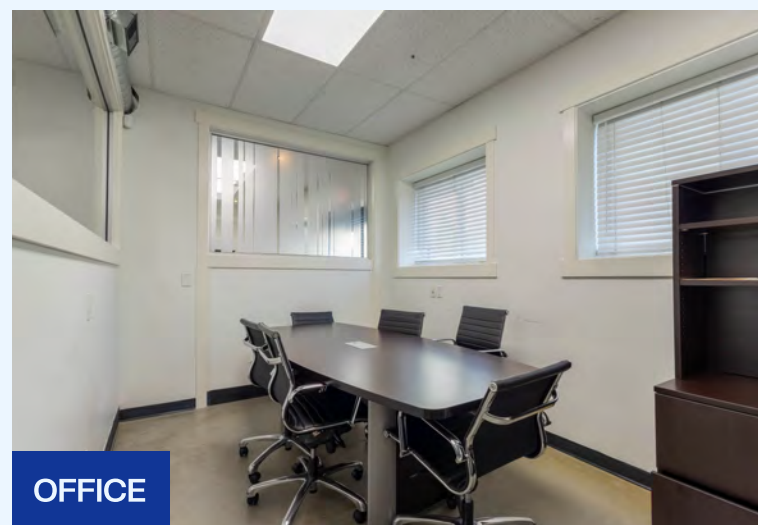
OPEN OFFICE AREA



KITCHEN



MECHANICAL ROOM



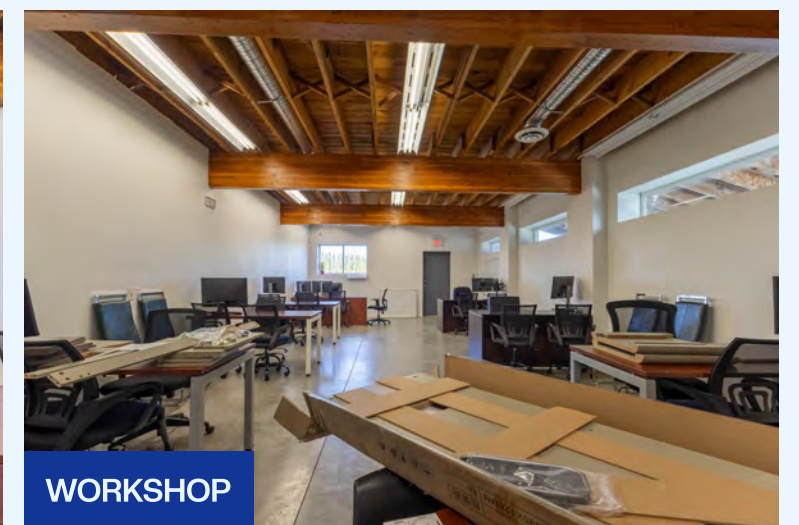
OFFICE



OFFICE



WORKSHOP



WORKSHOP



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