



UNITY
South Langley



20769 FRASER HWY, LANGLEY

**RETAIL STRATA
UNITS FOR SALE**

REBECCA MACLEOD | Personal Real Estate Corporation

SENIOR VICE PRESIDENT

Commercial Sales and Leasing

778-316-3092

rebecca@commercialpropertiesgroup.ca

www.COMMERCIALPROPERTIESGROUP.ca

GEORGE RICHMOND | Personal Real Estate Corporation

SENIOR VICE PRESIDENT

Commercial Sales and Leasing

604-786-1094

george@commercialpropertiesgroup.ca

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WELCOME TO UNITY SOUTH LANGLEY

Unity South Langley welcomes you to the vibrant and flourishing neighbourhood of Downtown Langley! This exquisite new condo development features 5 floors of residences with commercial retail strata units on the ground floor. A bright, sleek and modern stand-out development, designed to catch eyes and turn heads. Located just steps from the city's core, Unity South Langley is truly a central hub connecting you and your business to shopping malls, entertainment and the rest of the Lower Mainland via the rapidly developing Surrey-Langley Skytrain.

KEY DETAILS:

Municipal Address: 20769 Fraser Highway, Langley, BC

Building: Mixed use residential and commercial building

Proposed Ownership: Strata

Parking: 225 stalls plus 10 shared stalls for Commercial Day Use. Stalls are located at surface, and P1. *3 stalls/ 1076 sf. Assigned stalls for purchase negotiable.

Estimated Completion: Q4 2025

Zoning: C1 - Downtown Commercial Zone - Allows for retail stores, professional and personal services, medical, dental, eating and entertaining establishments

CRU SIZES:

CRU#1: 1,669 ft ²	CRU#4: 2,081 ft ²	CRU#8: 1,551 ft ²
CRU#1A: 621 ft ²	CRU#5: 2,006 ft ²	CRU#9: 1,692 ft ²
CRU#2: 1,364 ft ²	CRU#6: 1,778 ft ²	
CRU#3: 1,186 ft ²	CRU#7: 2,097 ft ²	



ASKING PRICE: Contact Listing Brokers for more information

The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans as shown. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings.



2028 FUTURE SKYTRAIN

ONLY 9 MIN WALK FROM YOUR FRONT DOOR

Embrace a new way to live, and invest in a rich future - The future Langley Skytrain line will consist of over 16 km of elevated guideways, connecting commuters to the King George station in just 22 minutes and Downtown Vancouver in just 59 minutes. Unity is just down the street to Langley City's future Skytrain station, steps from your front door. The future plans include park-and-ride spaces, additional bus exchanges that promote expanded employment opportunities, academic possibilities, and cultural initiatives. As the population in the Lower Mainland continues to grow, Unity South Langley is your chance to invest in real estate that offers convenient access to in-demand mass transportation. The upcoming Langley Skytrain line connects residents to all areas of the Lower Mainland in a matter of minutes.

COMMERCIAL FEATURES

- Thoughtful design by experienced developer
- Expansive storefront glazing
- High-exposure units on Fraser Highway
- Excellent signage opportunities
- Shared surface and underground parking
- Commercial loading



KWANTLEN POLYTECHNIC UNIVERSITY
ROTARY CENTENNIAL PARK
SAFEWAY

ANYTIME FITNESS

WILLOWBROOK MALL

PHARMASAVE

THE LAST REP CAFE

COSTCO

LIQUOR STORE

DOUGLAS PARK

FOOD BY FANTA

1 FISH, 2 FISH SEAFOOD MARKET

THE CHEF SUSHI

TIMMS COMMUNITY CENTRE

PINKAVO

CASCADES CASINO

POSIEDON RESTAURANT

STARBUCKS

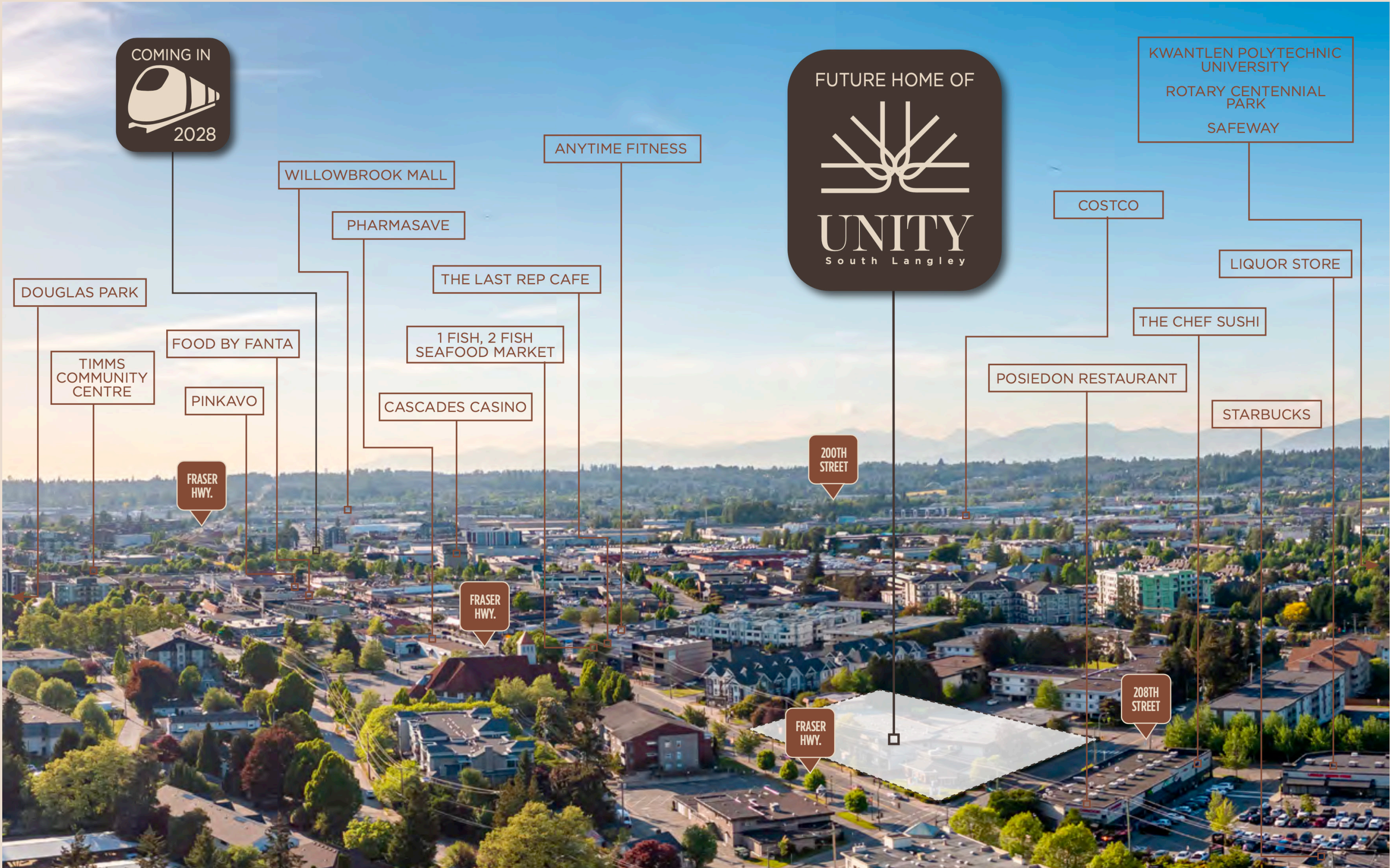
FRASER HWY.

200TH STREET

FRASER HWY.

208TH STREET

FRASER HWY.





CONTACT US FOR MORE INFORMATION

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E. & O. E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be current, is not guaranteed by Commercial Properties Group or Remax Commercial Advantage.

