



**21341 & 21373 83 AV**

**LANGLEY**

**4.4 ACRES**

Business Park Industrial Use

ARSH BRAR PREC\*

HOMELIFE ADVANTAGE REALTY LTD.  
E - ARSHDEEP-BRAR@HOTMAIL.COM  
T-604-744-1313





## BUSINESS PARK ZONING

---

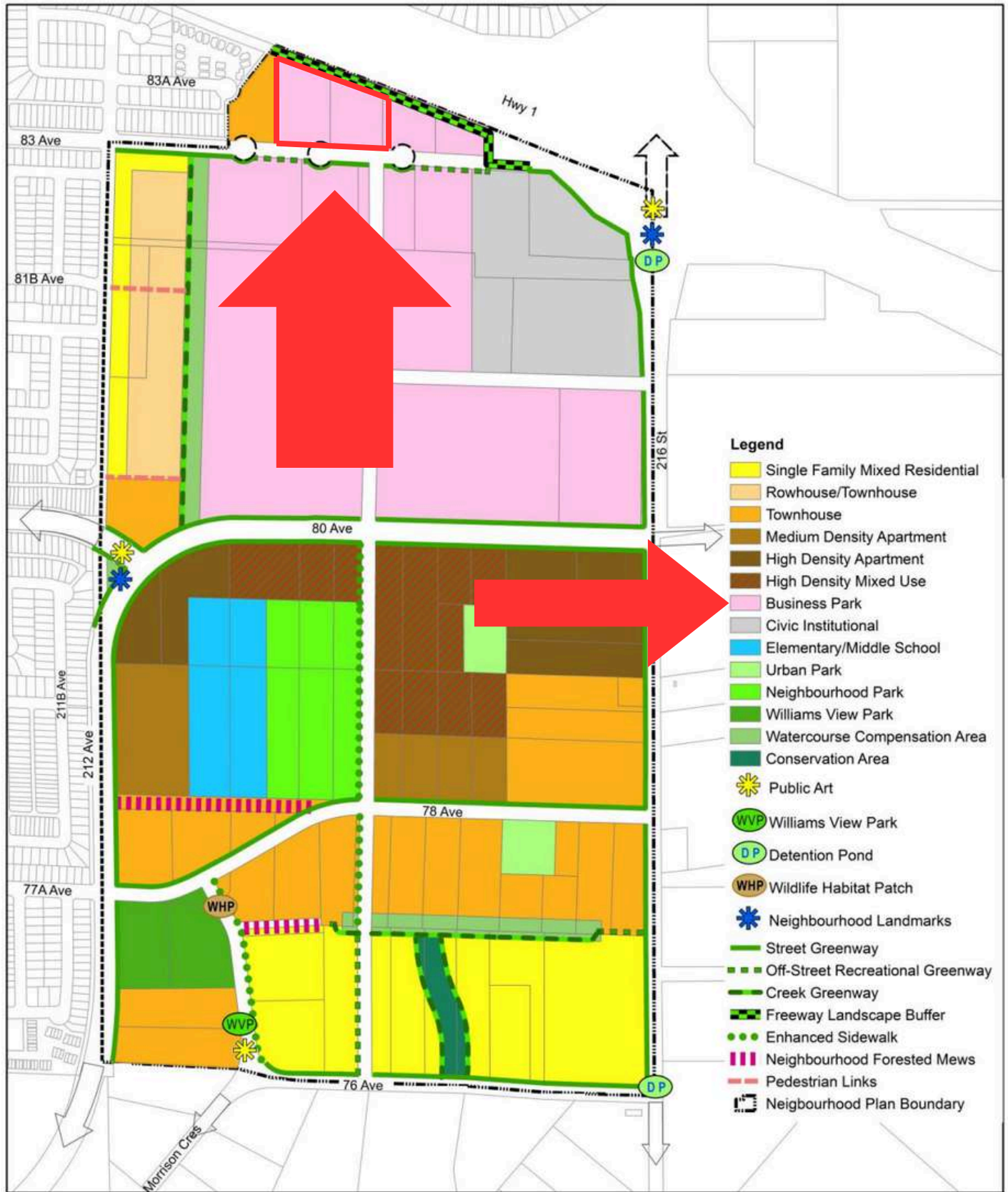
A combined 4.4 acres of industrial land across two properties in the highly sought-after Willoughby area of Langley Township. Designated under the Williams NCP for Business Park use, the property offers outstanding visibility and accessibility with direct frontage along Highway 1.

---

### Premitted uses ( NCP )

- Warehousing
  - Micro-breweries
  - Mini-storage
  - Film studio
  - Professional offices
  - Light-impact manufacturing
-

Map 2 | Integrated Neighbourhood Concept



Map 2 Integrated Neighbourhood Concept

0 50 100 200 Metres



+/- 4.4 ACRES

SR-2 ZONING

This highly visible Highway 1-adjacent property is located near the 216 Street interchange, two blocks from Willoughby Town Centre, and will benefit from a new road under construction to improve access.

2 PIDS

\$134,862.41  
ANNUAL  
TAXES



# APPLICATION FOR SURROUNDING PROPERTIES



Willowbrook Mall 12 Min Drive\*      Aldergrove Broder Crossing 26 Min Drive\*      Willoughby Town Centre 5 Min Drive\*

Martini Flim Studio



Information provided is based on public records and sources believed to be reliable. While deemed accurate, it is not guaranteed. Buyers are encouraged to verify all details and conduct their own due diligence.



# ARSH BRAR

Personal Real Estate Corp.  
HOMELIFE ADVANTAGE REALTY LTD.

604-744-1313

Arshdeep-brar@hotmail.com

This brochure is for informational purposes only and does not constitute a contractual offer. All information, including pricing, measurements, features, and availability, is deemed reliable but not guaranteed. Buyers are responsible for confirming all details and conducting their own due diligence.