

FOR SALE

INDUSTRIAL STRATA IN PREMIUM LANGLEY LOCATION

UNITS 701 & 702 - 20381 62ND AVENUE, LANGLEY, BC

PRICE REDUCTION

2 CONTIGUOUS UNITS

M-2 GENERAL INDUSTRIAL

6,222 SF



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OPPORTUNITY

Units 701 and 702 at 20381 62nd Avenue represent an exceptional opportunity for an owner/user to purchase a premiere Langley location close to Willowbrook Mall and Costco, with excellent access to the Langley Bypass, 200th Street and Highway 1. The two contiguous units offer a total of 6,222 square feet divided evenly between the ground and second floors. Flexible M-2 zoning allows for a wide variety of uses such as warehousing, recreation, instruction, vehicle repair and servicing, autobody, light manufacturing and food service. This well-maintained building has excellent visibility from the street and offers ample parking for customers and employees.

OFFERING HIGHLIGHTS



Possession
March 2026



Loading
Opportunity to reinstall 2 grade loading doors



Zoning
M-2 zoning allows for a variety of light industrial and commercial uses



High Exposure & Accessibility
Excellent access to Langley Bypass, 200th Street and Highway 1



Asking Price
~~\$3,638,000~~ **\$3,269,000**





LOCATION OVERVIEW

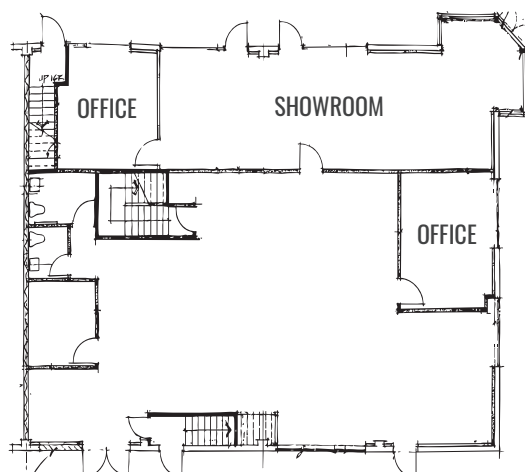
The subject property is centrally located in Langley's main industrial and commercial corridor. It benefits from exposure to traffic from Willowbrook Mall and Costco, and offers easy access to all main local arteries. According to Stats Can, Langley is among the fastest growing communities in the Lower Mainland, nearly doubling the Provincial average. Langley offers the population base, infrastructure, access to skilled workforce and economic growth that is critical to any flourishing business.

BUILDING DETAILS

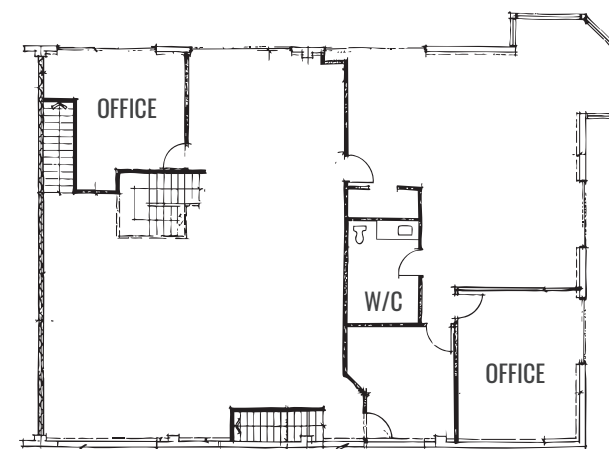
FLOOR PLAN

| | | | |
|--------------------|---|----------|----------|
| Address | 20381 62nd Avenue, Langley BC | | |
| Unit Size | Unit | 701 | 702 |
| | Ground Floor | 1,600 SF | 1,511 SF |
| | 2nd Floor | 1,600 SF | 1,511 SF |
| | Total | 3,200 SF | 3,022 SF |
| | Units 701 & 702 Total | | 6,222 SF |
| Year Built | 1990 | | |
| Clear Height | 8 ft | | |
| Loading | 2 available grade doors (12' W x 14' T) | | |
| Parking | Ample on site parking | | |
| Electrical Service | 225A / 240V (single phase) | | |

GROUND FLOOR



2ND FLOOR



Marcus & Millichap

FRASER HWY

LANGLEY BYPASS

200 ST

204 ST



LANGLEY CROSSING SHOPPING CENTRE

Earls **FITNESS WORLD**
KITCHEN • BAR

BulkBarn **TD**

WILLOWBROOK SHOPPING CENTRE

T&T Supermarket WINNERS

AGW

RBC **TAP & BARREL**
RESTAURANT | BAR

SUBWAY **Starbucks**

RIOCAN LANGLEY CENTRE

BMO **Indigo**

L A Z B O Y

milestones
GRILL • BAR



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