

FOR SALE BY COURT ORDER

20436 FRASER HIGHWAY

LANGLEY, BC

Freestanding Two-Storey
Commercial Building in
Historic Downtown Langley



[ColliersCanada.com](https://www.collierscanada.com)



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The Opportunity

Colliers presents the opportunity to acquire **20436 Fraser Highway, Langley, BC (the "Property")**. This offering presents a compelling opportunity for both owner-users and developers, with the flexibility to either occupy the existing commercial building or pursue a mixed-use redevelopment featuring multifamily residential above grade-level retail.

Key Highlights



Flexible Use Options: Ideal for owner-users looking to establish a retail or office presence in a high-visibility location, or developers seeking a value-add opportunity



Redevelopment Potential: The site offers strong potential for a mixed-use multifamily development with ground-floor commercial, aligning with the City of Langley's vision for its Historic Downtown Core



Prime Location: Located only a block away from the new Surrey/Langley Skytrain terminus Station and surrounded by a diverse mix of commercial, residential, and service-oriented amenities, supporting strong daytime and evening foot traffic



Zoning: Currently zoned C1 Downtown Commercial Core, allowing for a wide range of commercial uses. Potential for rezoning or densification to accommodate mixed-use development



Site Plan



20436 Fraser Highway, Langley

Legal Description	005-419-450; LOT 236 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 55940
Property Type	Freestanding building - two storeys
Property Size	16,944 SF
Frontage	134 Feet on Fraser Highway
Building Size	+/-18,866 SF
Year Built	1961
Zoning	C1 - Downtown Commercial Core
OCP	Historic Downtown Core
Gross Tax (2024)	\$88,084.54
Improvements	The Property is improved with a two-storey, multi-tenant, elevator serviced building with ± 18,866 SF constructed circa 1961. The site is not fully leased - currently only one retail tenant.
Asking Price	\$7,600,000

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.

The Building

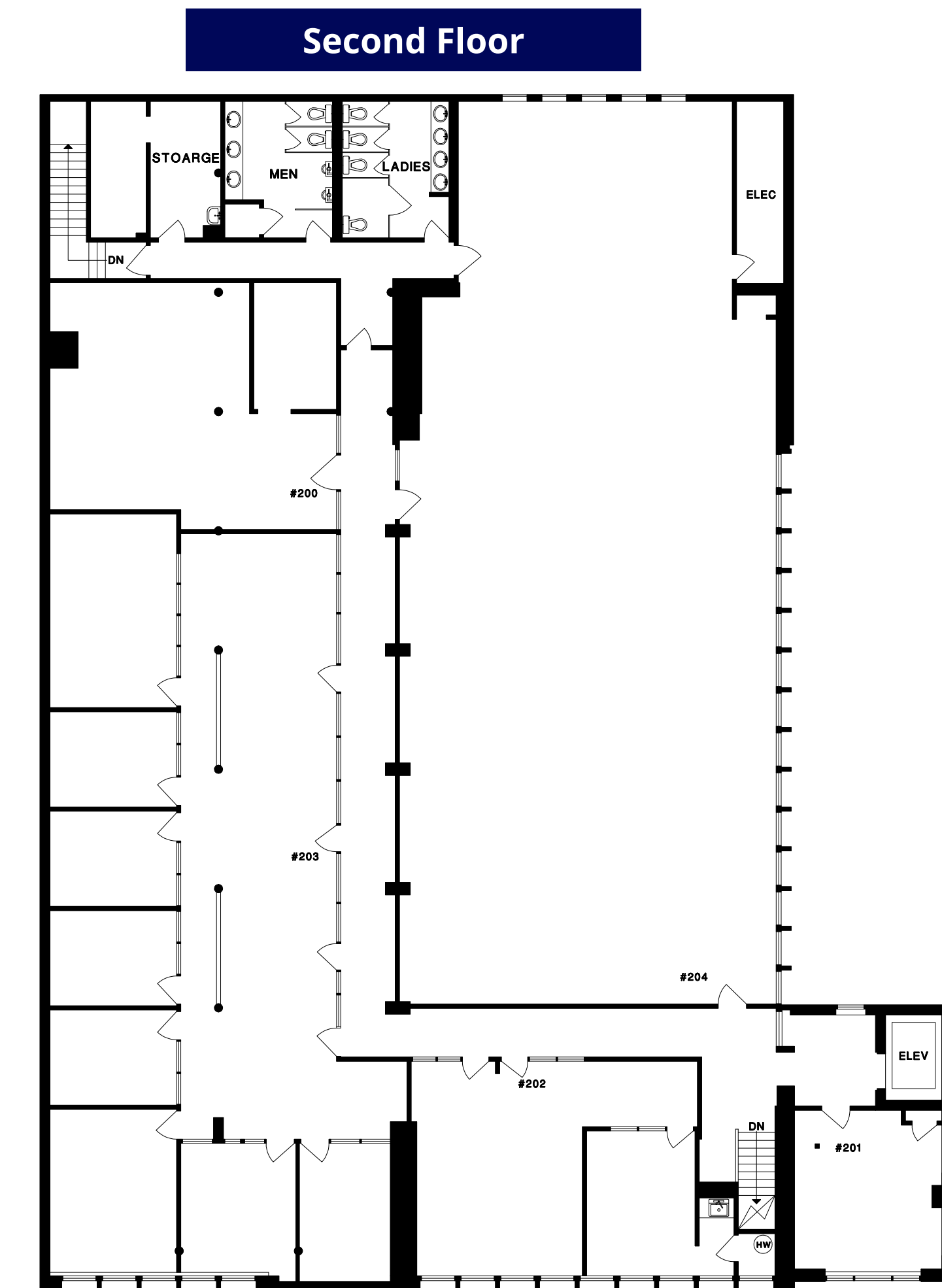
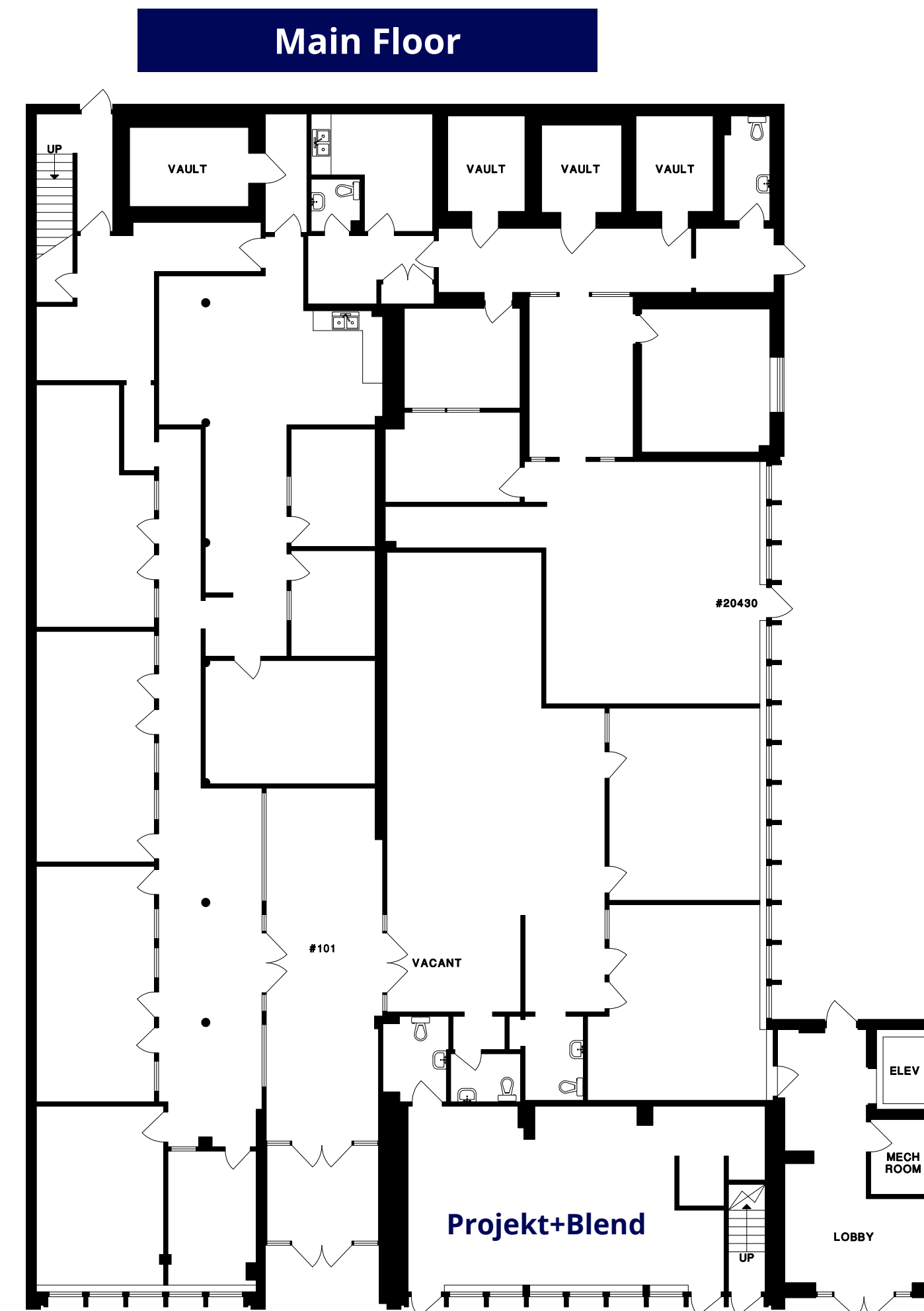
Improvements

The Property is improved with a ±17,696 (gross leasable) SF two-storey commercial building, constructed circa 1961 and currently configured for multi-tenant occupancy. The Property provides significant flexibility for future redevelopment or expansion. The site is paved, offering on-site surface parking at the rear and side of the Property.

Current Tenancy

Main Floor -
Unit 104 - **Projekt + Blend**
Lease Expiry - March 31, 2026

Second Floor - **Vacant**



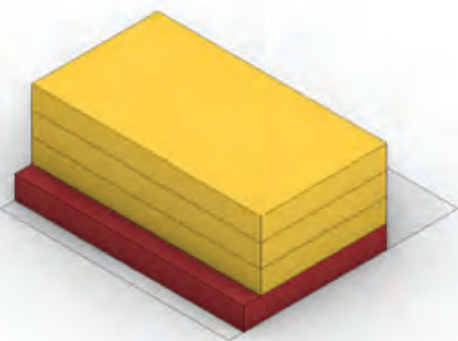
Fraser Highway

Future Redevelopment Potential

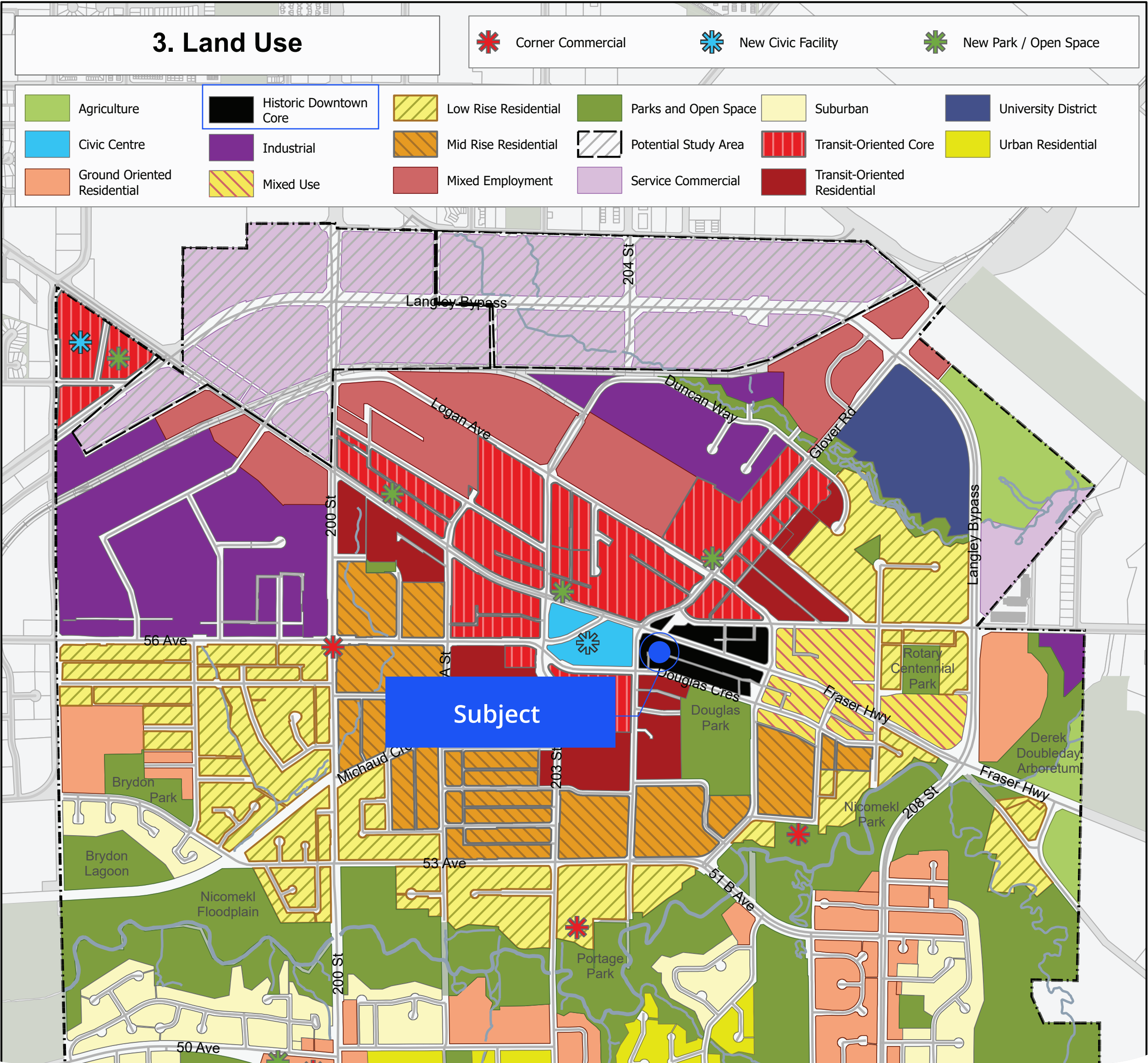
Land Use Designation

By way of the OCP, the Property is designated as both “**Historic Downtown Core**”. The intent of this designation was to allow development of up to four (4) storeys with a maximum density of 3.5 FAR with a Mixed-Use Residential and Commercial.

HISTORIC DOWNTOWN CORE



PURPOSE	Retain a lively shopping destination with a fine grain retail ground floor and commercial or residential units above.
BUILDING TYPE & HEIGHT	Multi-storey buildings with a maximum 4 storey building form along Fraser Highway. Taller building forms over 4 storeys are possible if they are set back from Fraser Highway, or if they are located along 56th Avenue, Glover Road, 206th Street and Douglas Crescent.
USES	<ul style="list-style-type: none">Mixed Use: Residential & CommercialCommercial
DENSITY	Up to 3.5 FAR * *Density bonusing policy applies as identified in the Zoning Bylaw.



Aerial



Location Overview

The City of Langley is a vibrant urban municipality located in the heart of British Columbia's Lower Mainland, approximately 40 kilometers east of Vancouver. Encompassing just over 10 square kilometers, it is one of Metro Vancouver's most compact and walkable cities. Despite its small size, Langley City is a key commercial and cultural hub in the Fraser Valley, bordered on all sides by the larger Township of Langley and adjacent to Surrey.

Strategically positioned near major transportation corridors—including Fraser Highway, Highway 10, and the Trans-Canada Highway (Highway 1)—Langley City offers convenient access to downtown Vancouver, the U.S. border, and Vancouver International Airport (YVR). It serves as a regional transit centre, and will soon be home to a SkyTrain station as part of the Surrey-Langley extension of the Expo Line, further enhancing its connectivity.

The city is characterized by a dense, mixed-use downtown core with vibrant retail streets, entertainment venues, community parks, and recreational facilities. It is home to over 30,000 residents and supports a regional trade area of more than 275,000 people. Economic activity is driven by retail, education, light industry, and service sectors, with a strong focus on local entrepreneurship and urban development.

Downtown Langley Revitalization Project

The one-way section of Fraser Highway between 204 Street and 206 Street downtown anchors the heart of Langley City's historic core. The purpose of the improvement project is to renew this section to improve pedestrian amenities to enhance the area for an inviting experience for businesses and visitors and replace aging underground infrastructure.

Features:

- Improved pedestrian walkway amenities.
- New landscaping, including 85 newly planted trees and 630 tree shrubs.
- Additional community gathering spaces along the One-Way.
- Replace the aging water main and services.
- Replace the aging sanitary, storm sewers, and services.
- New Underground BC Hydro Transmission Infrastructure.

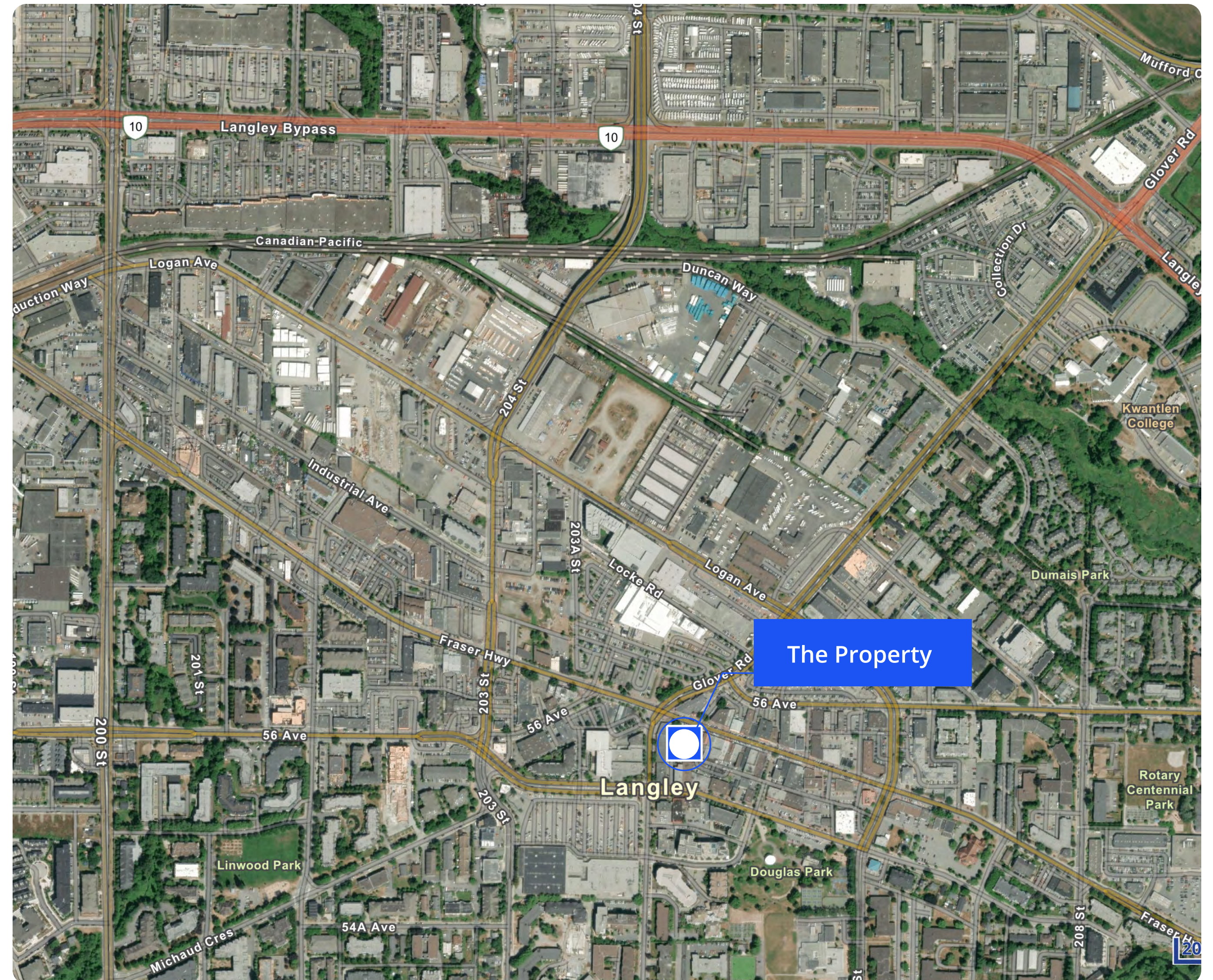


Photo Gallery

Property Photos





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