



20334 56th Avenue, Langley, B.C

# High-Quality Office Building in Downtown Langley City with Owner-User Opportunity **For Sale**

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# Property Overview

<b>Civic Address</b>	20334 56th Avenue, Langley, BC
<b>PID</b>	010-995-145
<b>Lot Size</b>	10,650 SF
<b>Improvements &amp; Building Area</b>	8,893 SF retail/office building
<b>Parking</b>	<ul style="list-style-type: none"> <li>Covered: 6 stalls</li> <li>Uncovered: 16 stalls</li> <li>Total: 22 stalls</li> </ul>

Unit	SF	Tenant
#100	1,290	Harnett & Associates
#101	869	Owner Occupied (Treated Vacant)
#102	1,290	Allset Rentals Inc
#201	1,453	Macdonald Realty Ltd
#202	1,669	Herbertco Projects Ltd
#204	2,322	Vacant

<b>Total Building Area</b>	<b>8,893</b>
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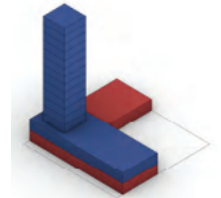
**Official Community Plan** The Property is located within the City of Langley's Downtown Commercial Zone within the OCP (Official Community Plan) designated as Civic Centre.

**Zoning** Downtown Commercial Zone (C1). The intent of this zone is accommodated and regulate the development of retail and service commercial, office, recreation, entertainment and residential uses and facilities serving the core commercial area.

**Pricing Guidance** Please contact listing agents

## Civic Centre

<b>PURPOSE</b>	Enable a mixed use civic hub that complements Langley City Hall and Timms Community Centre
<b>BUILDING TYPE &amp; HEIGHT</b>	Multi-storey buildings up to 15 storeys in height, or the AZR, whichever is less.
<b>USES</b>	<ul style="list-style-type: none"> <li>Mixed Use: Institutional, Commercial, Residential</li> <li>Institutional</li> </ul>
<b>DENSITY</b>	Up to 5.0 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.



# Location



Highway 1  
14 minute drive

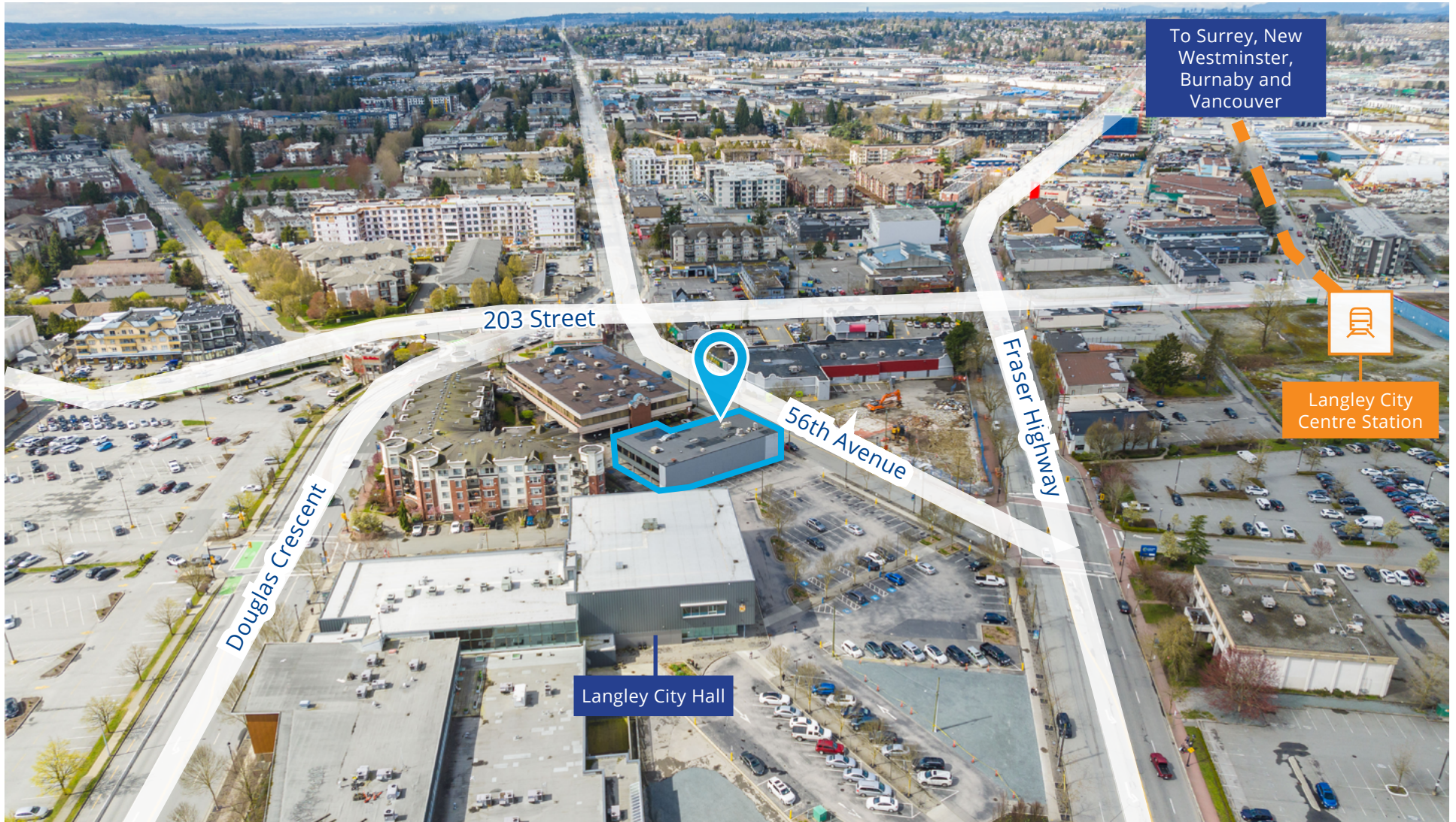


US Border  
26 minute drive



Willowbrook Shopping  
Centre and RioCan  
Langley Centre  
7 minute drive

The property is ideally located in Langley City, just off the Fraser Highway. The location offers excellent access to most regions of the Lower Mainland, and easy access to Highway 1 for Downtown Vancouver.



# Opportunity

Rare opportunity to purchase and occupy a very well-maintained and high-quality retail and office building right across from the future 203 Street Station. Comprising just under 9,000 SF, this offering is well-suited for local businesses wanting to own their own building that they operate out of, from medical professionals to professional services.

- Owner user opportunity
- All leases are short-term in nature
- Potential to increase revenue
- Future development potential
- Located in proximity to key amenities

## Demographics | Langley | 10Km



**Population**

247,118



**Households**

86,624



**Avg.  
Household Income**

\$139,902



**Bike  
Score**

53



**Walk  
Score**

86



**Transit  
Score**

59



\*The following demographics were taken from the subject property within a 10km radius and obtained by HYDRA, a centralized data platform.



Unit 100



Unit 204



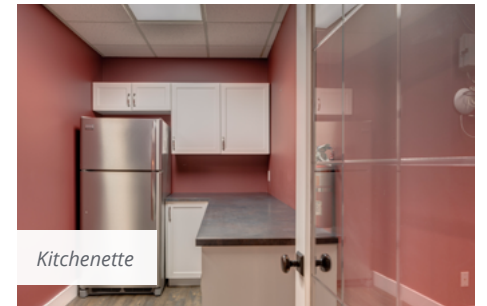
Private Office



Unit 201



Unit 100



Kitchenette



Unit 204



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A comprehensive data room can be provided to qualified parties upon the execution of a confidentiality agreement.

Click Here to sign the CA



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