

FOR LEASE

115/120 - 23184 Fraser Highway, Langley, B.C.

3,446 SF HIGH-EXPOSURE CORNER COMMERCIAL UNIT FOR LEASE



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OPPORTUNITY

Presenting Units 115 and 120 at 23184 Fraser Highway, a rare opportunity to lease a highly visible corner unit within a freestanding service commercial building fronting Fraser Highway. The 3,446 SF* space offers excellent curb appeal, 2,722 SF of functional ground-floor area, complemented by 681 SF of mezzanine storage and two rear-grade loading doors for smooth operations and deliveries. Nine dedicated parking stalls, two front entrances, and dual access from Fraser Highway and 232 Street provide excellent convenience for customers, staff, and efficient loading.

C3 zoning accommodates a wide range of uses, including select retail, commercial recreation, veterinary clinics, home improvement centres, assembly, and educational facilities.

Located at the southwest corner of Fraser Highway and 232 Street, the property provides excellent exposure to ± 25,000 vehicles per day and convenient access to Langley City, Aldergrove, Highway 1, and Abbotsford.



HIGHLIGHTS



3,446 SF* Corner Unit



± 25,000 VPD



Front Access, Rear Grade Loading (x2)



9 Dedicated Parking Stalls



Lease Rate: \$20.00/sf

*Inclusive of 43 SF Mec/Elec Room Gross Up

PROPERTY DETAILS

Civic Address: 23184 Fraser Highway, Langley, B.C.

Total Improved Area:	Ground Floor:	2,722 SF
	Storage Mezzanine:	681 SF
	Mec Room Gross Up:	43 SF
	Total:	3,446 SF

Grade Loading Doors: Two (2) Rear

Parking: 9 Designated Stalls

Vehicle Traffic Count: ~25,000 VPD

- Notable Permitted Uses:
- Assembly
 - Commercial Recreation
 - Educational Facility
 - Home Improvement Centre
 - Select retail
 - Veterinary Clinic
 - Wholesale Distribution

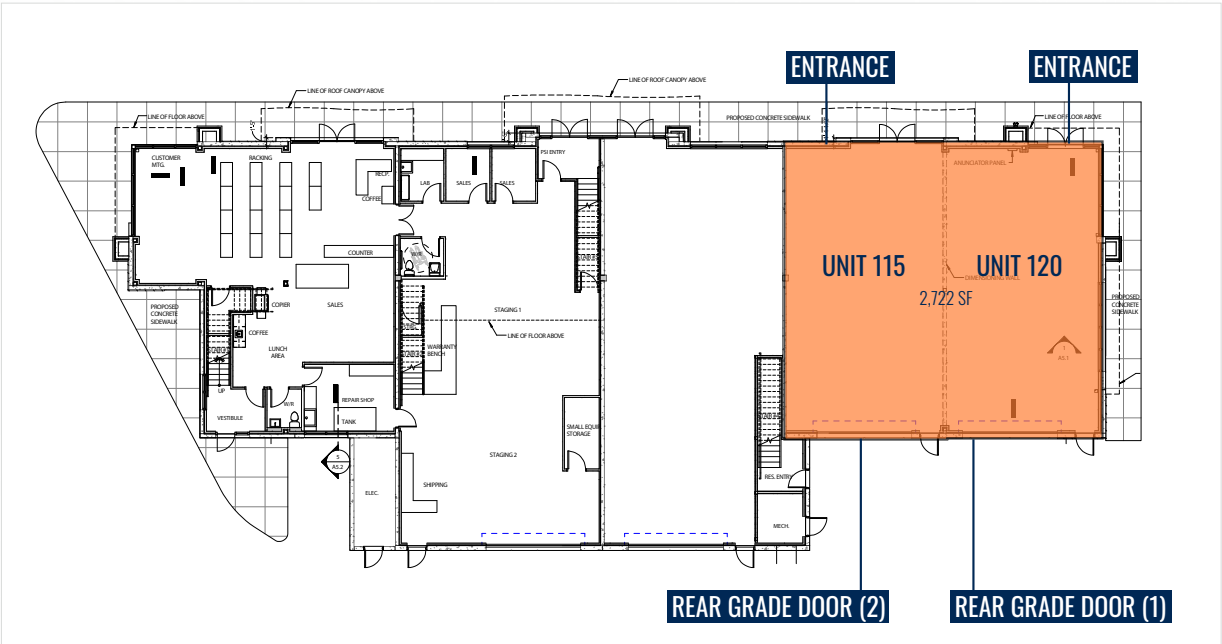


4 KEY DETAILS

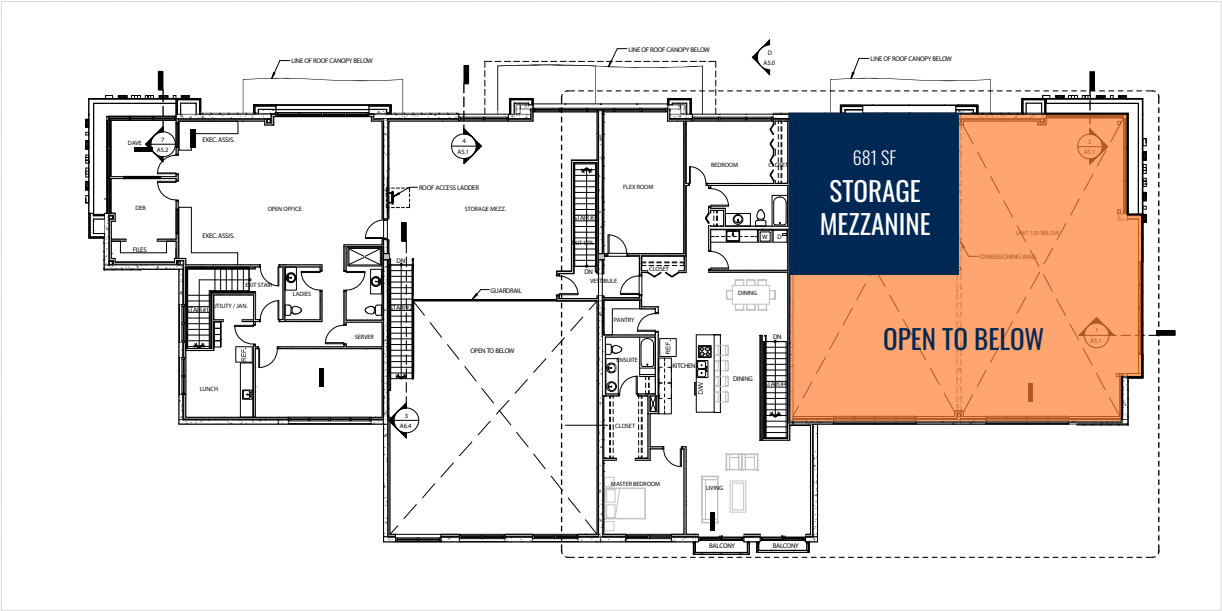
Availability:	February 1, 2026
Zoning:	C3 - Service Commercial
Base Rent:	\$20.00 PSF
Additional Rent (est. 2025)	\$8.00 PSF

FLOOR PLAN

GROUND FLOOR
2,722 SF



STORAGE MEZZANINE
681 SF



DRIVE TIMES

Situated along the busy Fraser Highway corridor in the Township of Langley, this corner unit offers exceptional exposure within a well-established and growing commercial node. The nearby intersection of 232 Street and Fraser Highway sees approximately 30,000 vehicles per day, ensuring excellent visibility and convenient connectivity throughout Langley and the broader Fraser Valley. Surrounded by a strong residential base, established neighborhood retail, and a growing industrial presence, the location is ideally suited for users seeking high exposure, easy access, and consistent consumer traffic within an evolving trade area.



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