

FOR SALE

20043 40A Avenue, Langley, B.C.

FREESTANDING COMMERCIAL BUILDING IN BROOKSWOOD

4,636 SF IMPROVEMENTS | 0.23 AC LOT | OVERPARKED



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Marcus & Millichap

OPPORTUNITY

Presenting 20043 40A Avenue, a rare opportunity to purchase a freestanding commercial building located in Brookswood, Langley. This functional and well-positioned building features 3,271 SF of ground floor commercial space, a 1,365 SF residential suite that can be converted into commercial use, and excess land. The C2 zoning can accommodate a large range of uses including but not limited to retail, office, medical/veterinary clinic, recreation, child-care, assembly, and education.

Located in Brookswood Village, the heart of the Township of Langley's Brookswood neighborhood, the property offers excellent access to 200th Street, 40th Avenue, and is within walking distance to numerous restaurants, cafés, retailers, services and amenities. It also stands to benefit from the increased density and new housing forms outlined in the updated Brookswood-Fernridge Plan.

HIGHLIGHTS



4,636 SF Freestanding Commercial Building



Excess Land



Flexible Permitted Commercial Uses



Prime Brookswood Village Location



Asking Price: Contact Agent



SALIENT DETAILS

Civic Address: 20043 40A Avenue, Langley B.C.

Legal Description: LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN BCP17204 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 38490

PID: 008-510-130

Improvements: Commercial: 3,271 SF
Residential Suite: 1,365 SF
Total: **4,636 SF**

Parking: Overparked

Zoning: C2 – Community Commercial Zone

Notable Permitted Uses:

- Assembly
- Education
- Group Children's Daycare
- Medical / Veterinary Clinic
- Office
- Recreation
- Residential Use (2nd floor)
- Retail Sale

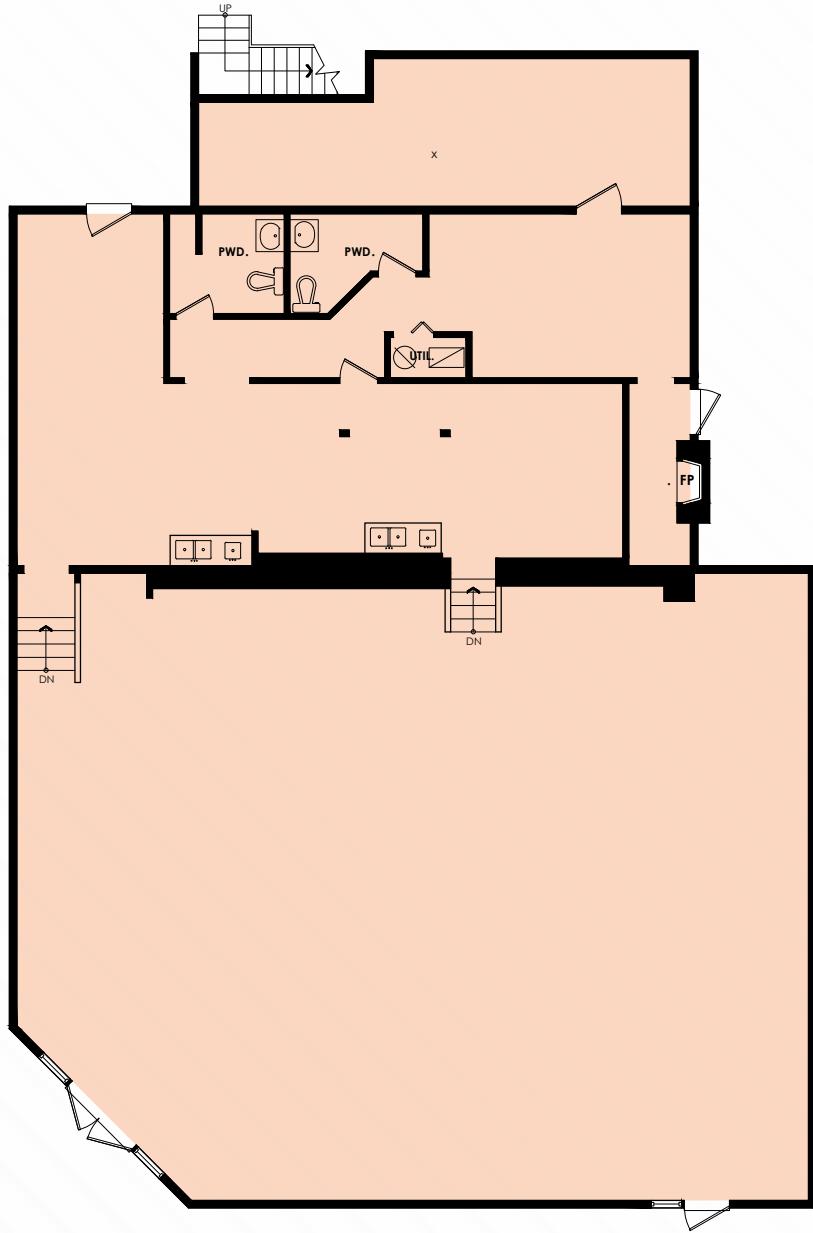
Year Built: 1978

Property Taxes (2025): \$16,731.11

Asking Price: Contact Listing Agents

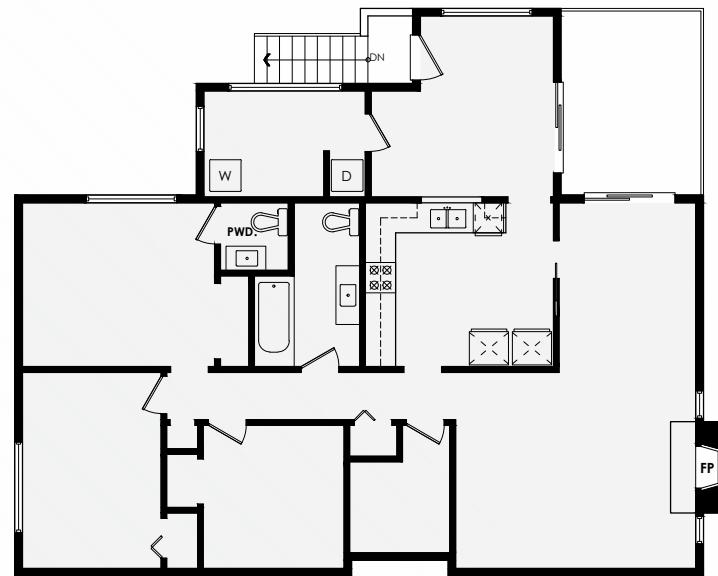


LOWER FLOOR



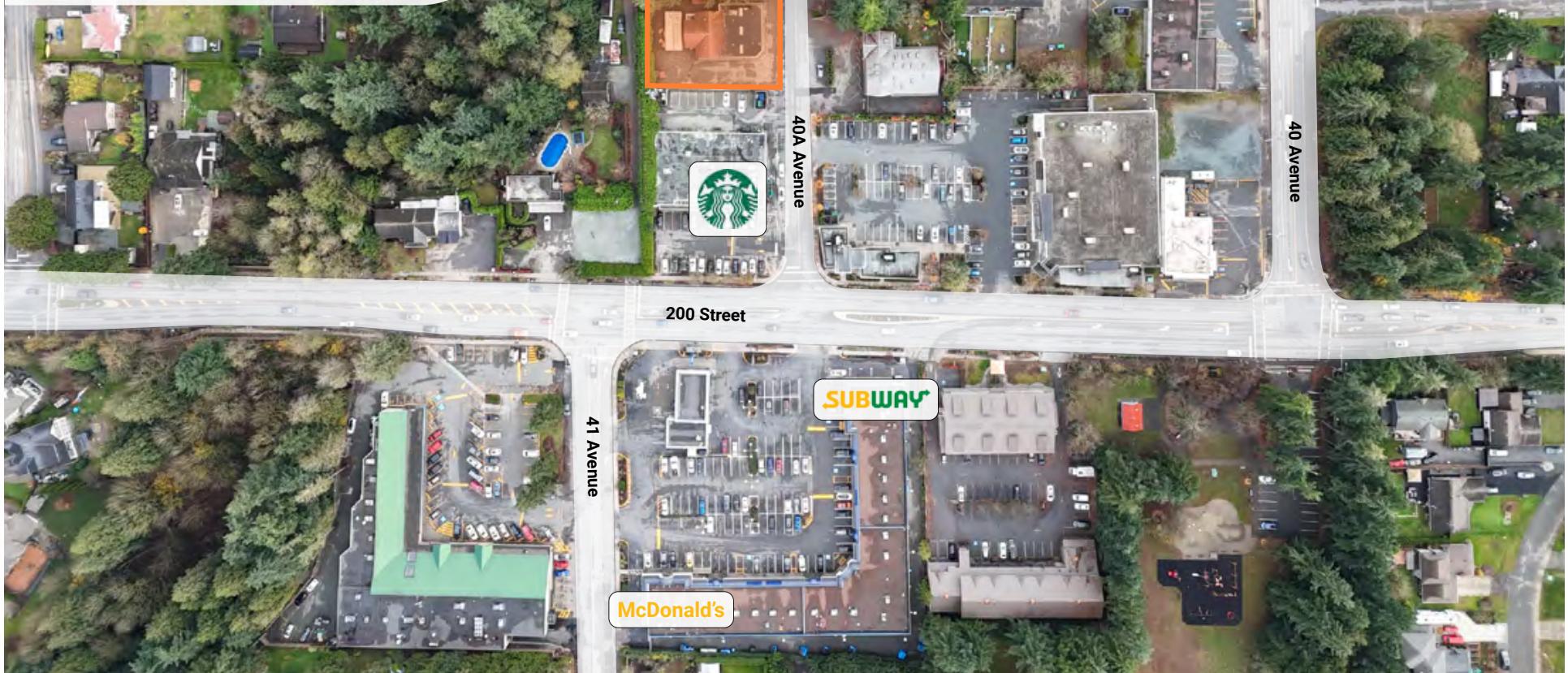
MAIN FLOOR

RESIDENTIAL SUITE



AREA OVERVIEW

Located in Brookswood Village, the heart of Langley's desirable Brookswood/Fernridge area, the property offers convenient access within the rapidly growing residential and commercial community of Brookswood. Positioned a block away from 200 Street and nearby Fraser Highway, the property provides efficient connectivity throughout Langley and to the broader Metro Vancouver region. The surrounding neighbourhood is characterized by ongoing development, strong local amenities, and an expanding population base, making this a highly attractive location for businesses seeking visibility, accessibility, and long-term growth potential.



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