

103 - 20457 Fraser Hwy, Langley

1,624 SF of Prime Retail Space

FOR LEASE

momentum



Brendon Schmidt

COMMERCIAL LEAD

604.615.9349

brendon@momentuminc.com





# OPPORTUNITY

Position your business in the heart of Downtown Langley with this 1,624 SF prime retail opportunity offering exceptional visibility and exposure to Fraser Highway, 56 Avenue, and Glover Road—one of the most heavily traveled and recognizable intersections in the area.

The space is thoughtfully configured for a wide range of retail and service uses, featuring an open-concept area ideal for merchandising or customer-facing service, plus valuable back-of-house functionality including a kitchen, two washrooms (including one accessible), and a bank vault currently utilized as secure storage - a rare bonus and unique feature.

## Unit Highlights

- 1,624 SF of modern space suitable for retail or office
- Kitchen and lounge area, 2 washrooms
- Well-managed building
- Excellent exposure to main Downtown Langley arteries

With its strong street presence and central Downtown Langley location, this is a high-profile space well suited for brands seeking exposure, convenience, and a functional layout in a proven retail corridor.

# LOCATION



1 Willowbrook Mall

3 Downtown Langley

2 Coast Langley City Hotel & Cascades Casino

4 Kwantlen Polytechnic University

## HIGHLIGHTS



Nearby Amenities



Central Location with  
Easy Highway Access



Ample Parking



Walking Distance to Future  
SkyTrain Station



Well-Managed Building



# SALIENT DETAILS

ADDRESS 103 - 20457 Fraser Hwy  
Langley, BC

AREA 1,624 SF

ZONING C-1  
Downtown Commercial

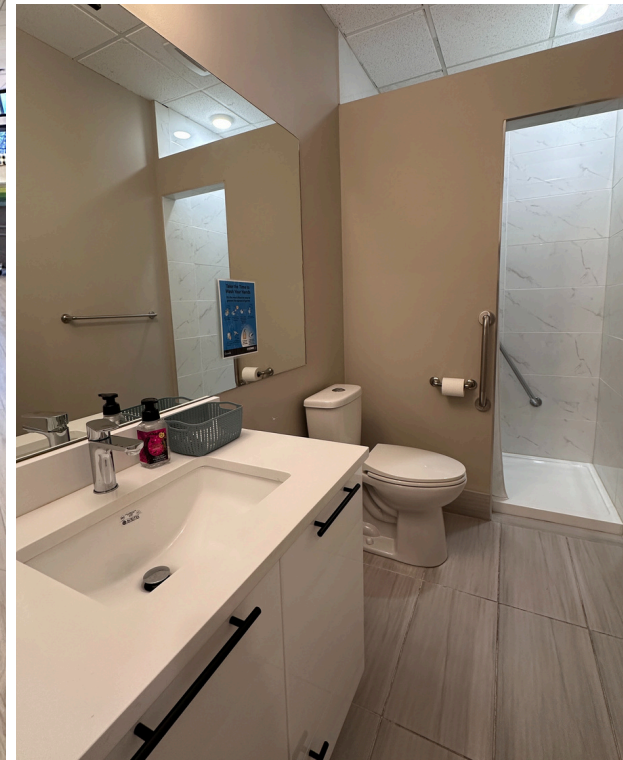
LEASE RATE Contact Listing Agent

ADDITIONAL RENT \$12.63 PSF (2025 est.)

PARKING Public Lot

AVAILABILITY Contact Listing Agent

momentum







## CONTACT FOR MORE INFORMATION

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[brendon@momentuminc.com](mailto:brendon@momentuminc.com)

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