

# NORTH VILLAGE

AT LATIMER HEIGHTS

VESTA  
PROPERTIES



20072 86 Avenue, Langley B.C.

**FOR SALE: HIGH-VISIBILITY RETAIL UNITS**

George Richmond, PREC  
Commercial Sales and Leasing

Cell: 604-786-1094  
george@commercialpropertiesgroup.ca



COMMERCIAL  
PROPERTIES  
GROUP

Office Line: 778-366-2640  
www.commercialpropertiesgroup.ca

Rebecca MacLeod, PREC  
Commercial Sales and Leasing

Cell: 778-316-3092  
rebecca@commercialpropertiesgroup.ca

## Premium Retail Ownership in Langley's Thriving Latimer Heights



# An Opportunity

Own a brand-new commercial retail space in one of Langley's most sought-after communities. North Village Condos offers over 17,000 square feet of premium retail strata space at the base of a vibrant 6-storey mixed-use building within the 74-acre master-planned Latimer Heights community. Developed by Vesta Properties, this exceptional opportunity allows businesses to establish a presence nestled at the foot of The Towers, surrounded by over 2,000 newly built homes, office space, and a dynamic retail and entertainment district.



# High-Visibility Retail

Position your business in a prime location at the base of The Towers, surrounded by thriving residential and commercial activity. Just off Highway 1 and 200th Street, this is a rare chance to purchase premium retail in a sought-after market.

With over 80 dedicated commercial parking stalls, including EV charging stations, North Village Condos is designed to accommodate local entrepreneurs seeking a high-exposure, pedestrian-friendly location. This is an excellent opportunity to purchase retail strata in a high-growth area, offering long-term value in one of the region's most desirable commercial hubs.



**North Village Condos**

**Latimer Heights**

**The Towers**



# Prime Location

High Exposure Retail in the Heart of Langley



Strategically positioned at the corner of 86th Avenue and 201 Street, North Village benefits from exceptional connectivity. Just one minute south of Highway 1 and the Carvolth Transit Exchange, this prime retail destination sits just off the high-traffic 200th Street corridor, one of the region's most rapidly expanding commercial and residential hubs. This highly walkable, amenity-rich location ensures easy access for both customers and businesses, with proximity to major retailers, restaurants, offices, and new residential communities. Whether you're a business owner looking to establish a flagship retail presence or an investor seeking a high-value commercial property, North Village Condos offers an unparalleled retail opportunity.



# Why Owning is a Smart Business Decision

## Build Equity

As you pay down your principal, your equity grows

## Enjoy Certainty

Fixed interest rate means you can lock in monthly payments

## Realized Advantages

Capital investments bring long-term value while operating expenses and mortgage interest can be written off

## Exercise Control

Avoid annual rent escalations and have a say in your operating expenses and management fees

## Control Your Future

Property ownership means you have a long-term asset that can be leased or sold



# Invest in North Village



## High Exposure Retail



Be part of Langley's most dynamic mixed-use community, surrounded by a built-in customer base of over 2,000 new homes and a thriving business district

## Exceptional Accessibility



Located just off Highway 1, minutes from Carvolth Transit Exchange, and positioned close to Langley's busiest arterial corridor

## Ample Parking



80 dedicated commercial parking stalls, plus 16 visitor and/or flex stalls

## Master-planned Success



Part of the 74-acre Latimer Heights community, with parks, trails, shopping, and office space, creating built-in demand for services and retail

## Future Growth Potential



Secure your spot in a rapidly growing urban-commercial hub, ensuring long-term appreciation and business success

## Turnkey Ownership



Secure a premium retail strata unit in a newly built, architecturally distinctive development by Vesta Properties

## Contiguous Units



Tailor your space to fit your business's unique needs

## Venting

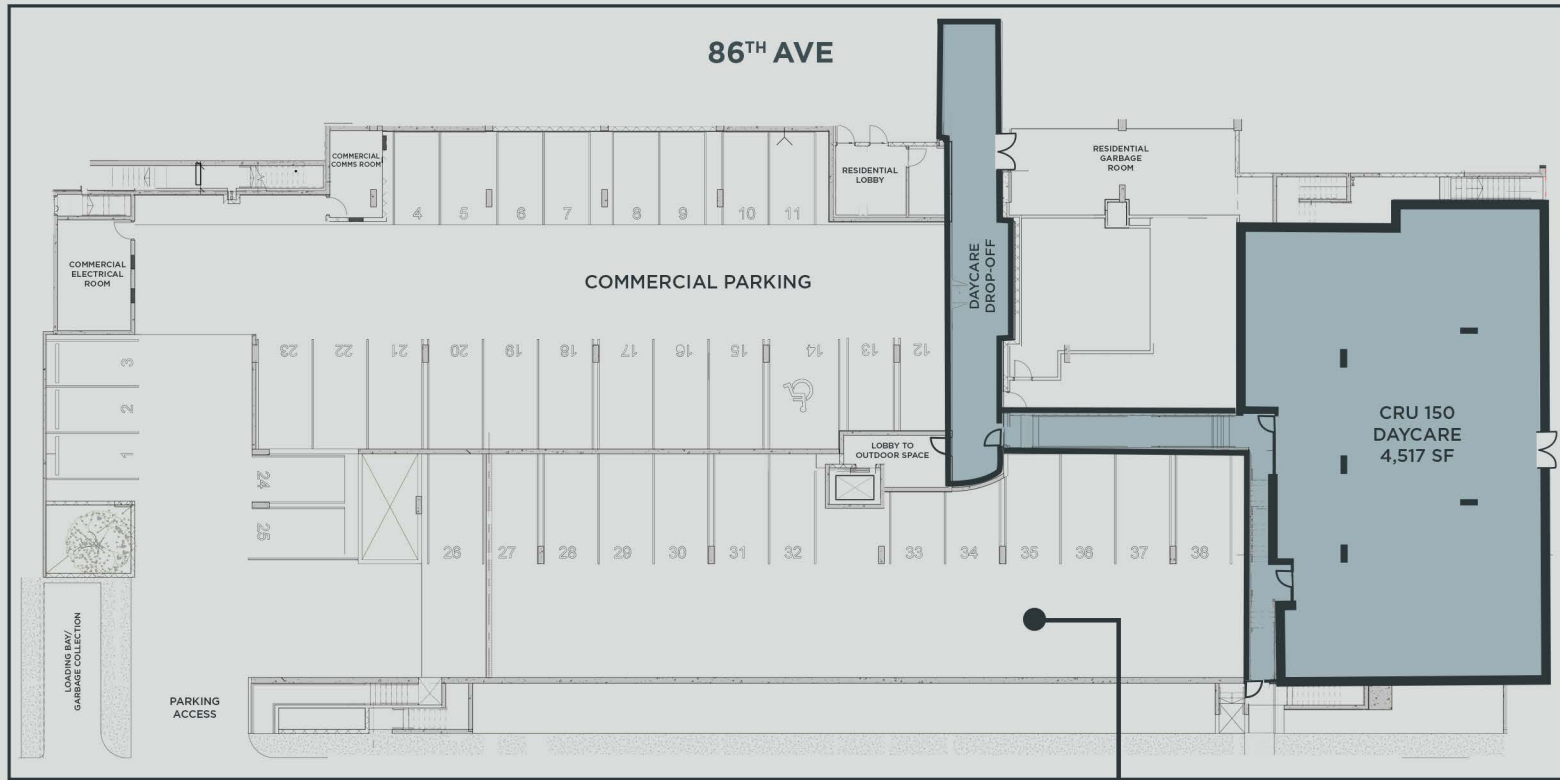


Commercial venting available in select retail units

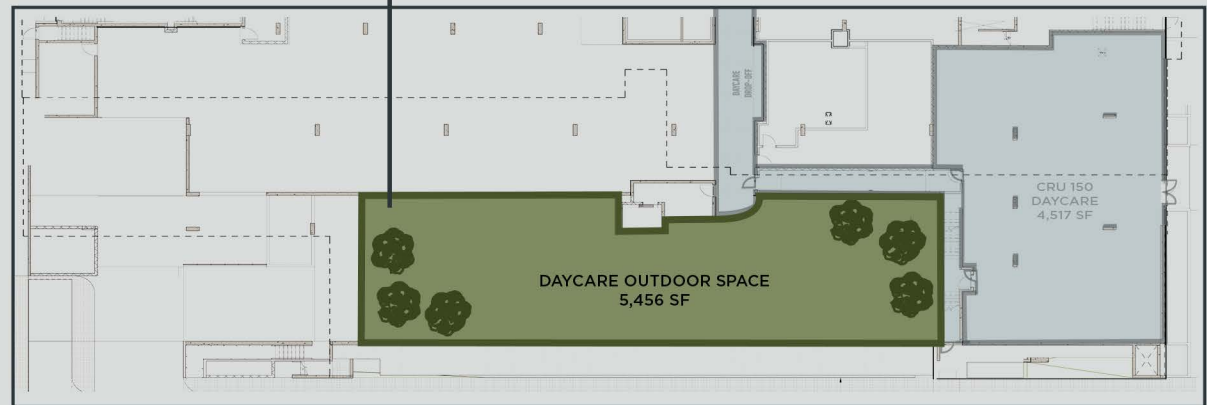
**Availability: Fall 2026**



**Contact Listing Brokers for Price Guidance**



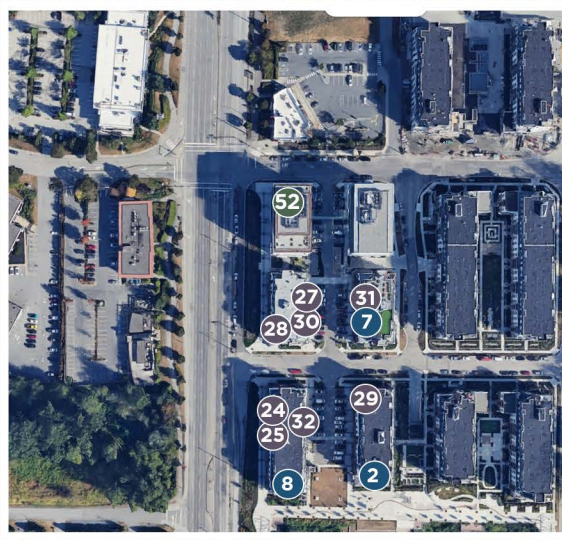
80 Commercial Stalls  
16 Visitor and/or Flex Stalls



Contact Listing Brokers for Price Guidance

## SHOPPING

1. Brodeur's Bistro
2. Sidebar Grill
3. Moxie's Bar & Grill
4. S + L Kitchen
5. Wildflour Pizza Co.
6. Fuwa Fuwa Brunch & Desserts
7. Pizza Garden Lounge
8. Blacksmith Bakery
9. ARCHR Coffee + Bakery
10. Sushi Avenue
11. Naomi Vietnamese
12. Starbucks
13. Wendy's
14. Tim Horton's
15. McDonald's
16. Oak & Thorne
17. Dead Frog Brewery
18. Earl of Sandwich
19. The Hard Bean Brunch Co.
20. Noodlebox
21. Pokerrito
22. Mattu's Coffee & Tea



# The Heart of Langley's Future



## SHOPS & SERVICES

23. Premium Label Outlet Langley
24. Herman Menswear
25. Provisions Market & Gifts
26. Hunni's Fashion Boutique
27. Dolce Lounge
28. Bio-International Laser Clinic
29. Haides
30. Honnie.B
31. Latimer Optometry
32. Murrick Insurance
33. Mint Nail
34. Specialeyes Eyecare
35. Dentist @ 86th Ave

36. Four Stones Physiotherapy
37. Yorkson Pharmacy
38. Maven Boutique
39. RBC Royal Bank
40. Shoppers Drug Mart
41. TD Canada Trust
42. Independent Grocer
43. First West Credit Union

## RECREATION

44. Gold's Gym
45. Langley Events Centre
46. Willoughby Hall
47. Music School International Langley
48. Oxygen Yoga & Fitness
49. Pilates Life Studio
50. Studio Pilates

## COMMERCIAL HUBS

51. Latimer Village
52. Latimer Business Hub
53. Carvolth Exchange
54. Willoughby Town Centre
55. Langley 200th Business Centre

# LIMITED AVAILABILITY

Contact Listing Brokers for more information



# COMMERCIAL PROPERTIES GROUP

**Office Line: 778-366-2640**

**George Richmond, PREC** Commercial Sales and Leasing

Cell: 604-786-1094

[george@commercialpropertiesgroup.ca](mailto:george@commercialpropertiesgroup.ca)

---

**Rebecca MacLeod, PREC** Commercial Sales and Leasing

Cell: 778-316-3092

[rebecca@commercialpropertiesgroup.ca](mailto:rebecca@commercialpropertiesgroup.ca)

[www.commercialpropertiesgroup.ca](http://www.commercialpropertiesgroup.ca)



©2025 Re/Max Commercial Advantage All rights reserved. E&O.E: The information contained herein was obtained from sources that we deem reliable, and while thought to be correct is not guaranteed by Re/Max Commercial Advantage. ("Re/Max").