

Industrial | For Lease

CBRE

22498 Fraser Highway

Langley, BC

High Exposure Industrial Site Along Fraser Highway



FRASER HIGHWAY

Permitted Uses

M-1B (Service Industrial Zone) permits a wide range of uses, including:



Open Storage



Brewery or Distillery



Building Supplies, Lumber Yard



Restaurant



Parking of Commercial Vehicles



Commercial Recreation



Service Station, Gas Bar



Vehicle Leasing and Sales



Production Studio



Property Details

Site Size

1.95 acre site

Building Size

8,805 SF

PID 011-370-335

Legal Description

LOT 3, PLAN NWP9023, SECTION 32, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Property Taxes (2023)

\$59,421.07

Zoning

M-1B (Service Industrial Zone)

Lease Rate

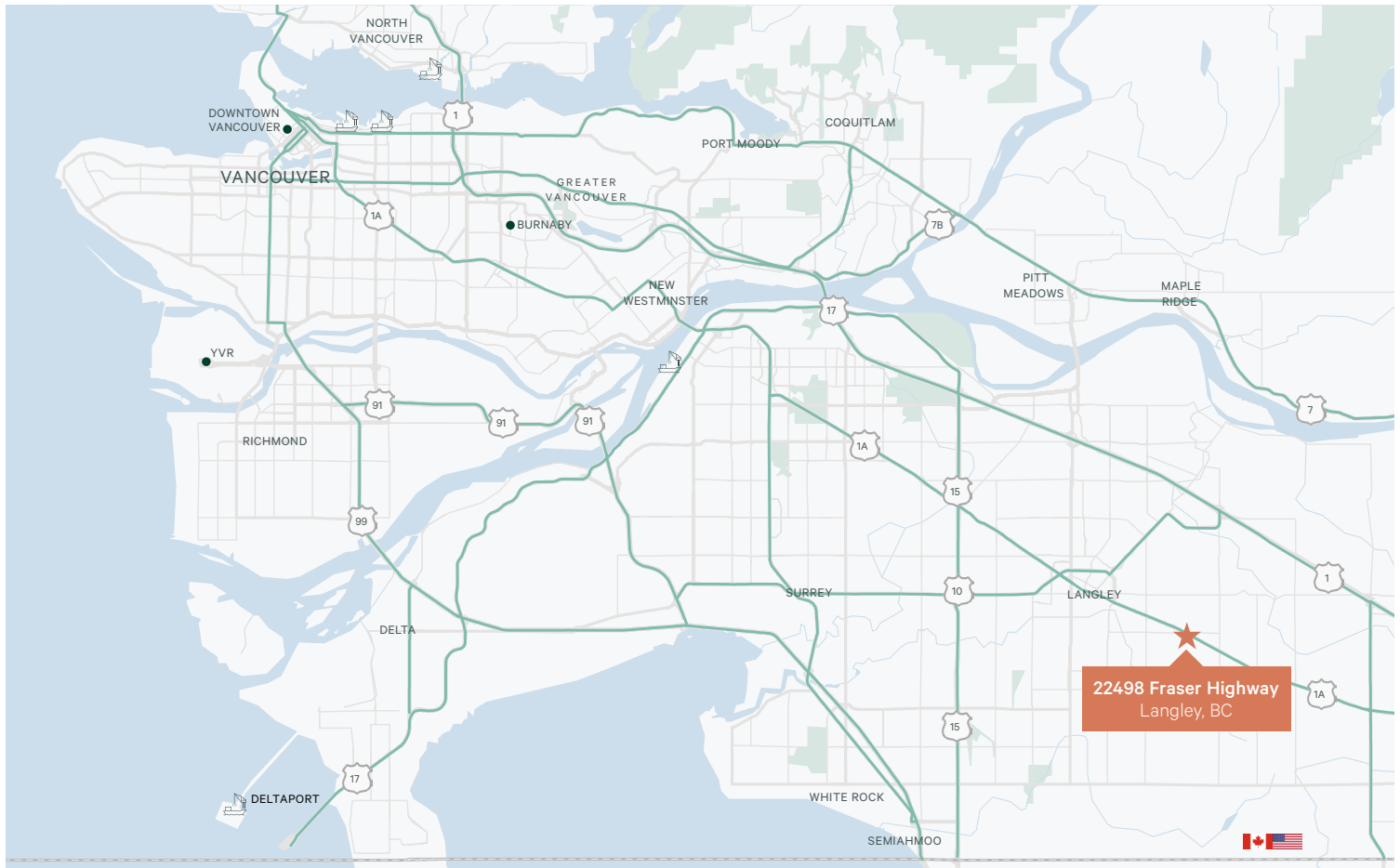
Contact Listing Agent



The Location

Strategically located along Fraser Highway, the property is in one of the highest traffic areas in term of visibility in the entire Fraser Valley. Located in Murrayville, the subject property is just minutes east of Langley City centre and the Willowbrook shopping mall. Murrayville is a commercial, residential, administrative and industrial hub in the township of Langley.

Amid the homes and shops, this area is the traditional civic core. Murrayville is home to the Langley Memorial Hospital, Langley RCMP Main Detachment, Langley School District offices, W.C. Blair Recreation Centre and Langley Regional Airport. The estimated average traffic count along Fraser Highway and 48 Avenue is 24,796 vehicles daily.



Contact

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