



**FOR SALE** | 4041 200<sup>th</sup> Street, Langley, BC

## MIXED USE INVESTMENT OPPORTUNITY

### Property Highlights:

- ▶ Multi-Unit Mixed Use Investment Property
- ▶ Future Re-Development Potential
- ▶ Excellent Exposure
- ▶ Near Proposed Large-scale Development

**Asking: \$12,999,000**

#### **Rob DesBrisay**

Managing Partner, BC  
604 691 6602  
rdesbrisay@naicommercial.ca

#### **Ken Kiers**

Personal Real Estate Corporation  
604 209 2222  
kkiers@naicommercial.ca

#### **Ty Sztuhar**

Managing Broker  
604 514 6826  
tsztuhar@naicommercial.ca

#### **NAI Commercial Vancouver**

1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
office +1 604 683 7535 | fax +1 604 691 6688 | [naicommercial.ca](http://naicommercial.ca)

#### **NAI Commercial Langley**

20353 64<sup>th</sup> Avenue, Suite 214  
Langley, BC V2Y 1N5  
[naicommercial.ca](http://naicommercial.ca)

# 4041 200<sup>th</sup> Street, Langley, BC



## Location

The Property is situated along the major arterial route through Langley (200<sup>th</sup> Street) providing excellent exposure and access. Significant development proposals in the area point to expected major population growth.

Situated next to Brookwood Park and backing onto green space, the Property provides an inviting and natural environment for Residential and Commercial Tenants alike.

Commercial space as provided by this Property is extremely rare in this rapidly growing area.

## Opportunity

The Subject Property provides an excellent diversified income stream as it currently exists yet also offers an opportunity for future higher density re-development to Commercial Village Uses should an investor so choose.

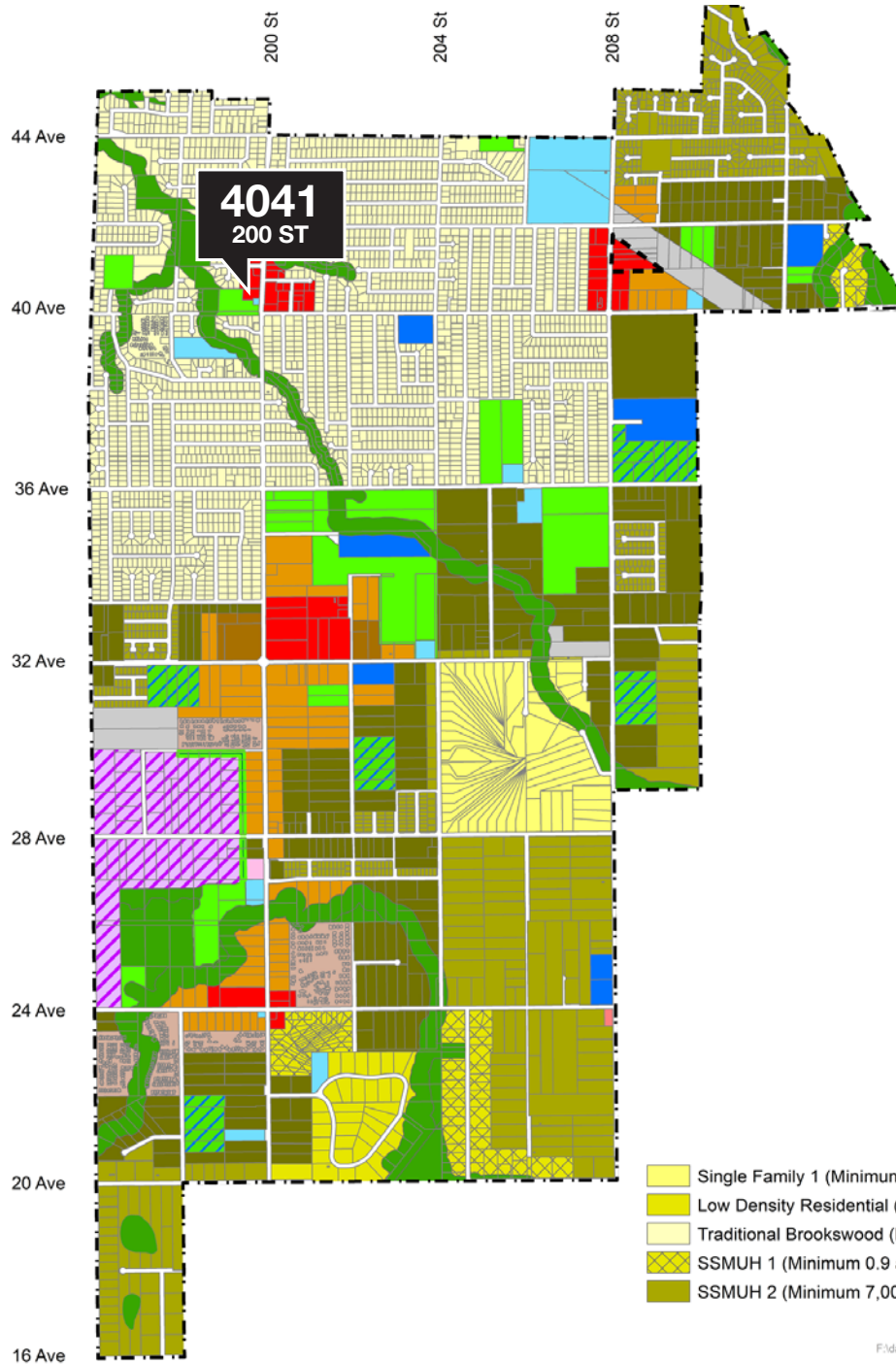
This Property also offers a unique opportunity for an owner who collects and potentially works on, vehicles. This space could also be leased out for the same purpose.

There is a bachelor suite adjacent to the garage which could also be convenient for an owner or could potentially be rented as well.

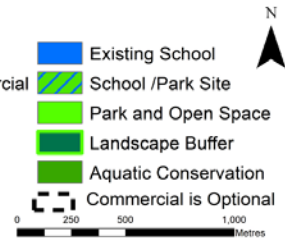
*Further detailed information regarding this offering will be provided upon completion of a Non-Disclosure Agreement.*

|                             |  |
|-----------------------------|--|
| <b>Legal Description:</b>   | LOT 32, SECTION 34, TOWNSHIP 7, PLAN 25229<br>PID: 008-718-407   |
| <b>Zoning:</b>              | C-2 (Community Commercial Zone)  |
| <b>Community Plan:</b>      | Brookwood-Fernridge, Neighbourhood Commercial designation  |
| <b>Buildings:</b>           | Building A – Constructed circa 1976, mixed-use<br>Building B – Constructed circa 2011, mixed-use   |
| <b>Configuration:</b>       | 8 – 1 Bedroom Residential Suites<br>6 – 2 Bedroom + Den Residential Suites<br>1 – 2 Bedroom Residential Suite<br>1 – Bachelor Residential Suite<br>± 10,419 SF Commercial (7 units)<br>± 735 SF Garage<br><b>28,399 Total SF</b> |
| <b>Lot Size:</b>            | 41,613 SF  |
| <b>2024 Assessed Value:</b> | \$9,934,000  |
| <b>2024 Taxes:</b>          | \$69,197.19  |

# Brookwood-Fernridge Community Plan



- ### Land Use Plan
- |   |  |                        |                        |
|---|--|------------------------|------------------------|
| Single Family 1 (Minimum 2 acres)                       | SSMUH 3 (Minimum 5,000 ft <sup>2</sup> ) | Commercial Village     | Existing School        |
| Low Density Residential (Minimum 1 acre)                | Rowhouse/Townhouse                       | Convenience Commercial | School /Park Site      |
| Traditional Brookwood (Minimum 10,000 ft <sup>2</sup> ) | Apartment                                | Employment             | Park and Open Space    |
| SSMUH 1 (Minimum 0.9 acres)                             | Special Housing                          | Utility                | Landscape Buffer       |
| SSMUH 2 (Minimum 7,000 ft <sup>2</sup> )                | Manufactured Home Park                   | Institutional          | Aquatic Conservation   |
|   |  |                        | Commercial is Optional |



602 **COMMUNITY COMMERCIAL ZONE C-2**

**Uses Permitted**

- #2501 602.1 In the C-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:  
27/07/87  
#3782  
27/07/98  
#4296  
04/04/05  
#4626  
26/11/07  
#5490  
30/09/19
- 1) *accessory buildings* and uses
  - 2) *accessory home occupations* subject to 104.3
  - 3) *assembly uses*
  - 4) *commercial uses*
  - 5) *group children's day care*
  - 6) *hotels*
  - 7) *licensee retail store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
  - 8) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
  - 9) *refund container return centre* up to a maximum size of 280 m<sup>2</sup> (3,000 ft<sup>2</sup>)
  - 10) *residential uses* accessory to a *commercial use* and subject to Section 602.3

**Commercial Uses**

- #2587 602.2 All business shall be conducted within a completely enclosed *building* except for  
02/05/88  
#4567  
07/05/07
- parking, loading, display, eating areas and seasonal *uses*, where accessory to a permitted *use*. No storage areas shall be located in any required front yard setback.

**Residential Uses**

- 602.3
- 1) An accessory *residential use* may be located above the first floor of the *building*, and shall have a *gross floor area* no greater than twice the *gross floor area* of the non-*residential use* contained within the same *building*.
  - 2) The maximum number of *dwelling units* shall not exceed one *dwelling unit* per 135 m<sup>2</sup> of *lot area* (74 units per hectare).

**Lot Coverage**

- 602.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

**Siting of Buildings and Structures**

- 602.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from a *front lot line*;
  - b) 3.0 metres from a *rear lot line* except where the *rear lot line* abuts an SR, R, MH-1 or RM zone the minimum rear yard setback shall be 7.5 metres; and
  - c) 0 metres from a *side lot line* except where the *side lot line* abuts an SR, R, MH-1 or RM zone the minimum side yard setback shall be 3.0 metres.

**Height of Buildings and Structures**

- #3782 602.6 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not  
27/07/98
- exceed 12 metres.

**Parking and Loading**

- 602.7 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 602.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

- 602.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.



- BUY-LOW FOODS
- HIRAME SUSHI
- CEDARBROOK BAKERY
- CREDIT UNION

- STARBUCKS
- WESTLAND INSURANCE

- MCDONALD'S
- ALPINE INSURANCE
- MARK'S BARBERSHOP
- CRAVINGS COFFEE & BAKERY
- CHINA BOWL RE
- NORI SUSHI

41 AVE

200 ST

- FRESHSLICE PIZZA

- BROOKWOOD PHARMACY

**4041**  
200 ST

- RBC ROYAL BANK
- BROOKWOOD LIBRARY

**BROOKWOOD PARK**

40 AVE

Rob DesBrisay  
Managing Partner, BC  
604 691 6602  
rdesbrisay@naicommercial.ca

Ken Kiers  
Personal Real Estate Corporation  
604 209 2222  
kkiers@naicommercial.ca

Ty Sztuhar  
Managing Broker  
604 514 6826  
tsztuhar@naicommercial.ca

**NAI Commercial**

NAI Commercial (BC) Ltd. | 1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9 | +1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)

NAI Commercial (Langley) Ltd. | 20353 64<sup>th</sup> Avenue, Suite 214, Langley, BC V2Y 1N5 | +1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus.