

FOR SALE

DEVELOPMENT OPPORTUNITY

19682 & 19696 FRASER HIGHWAY LANGLEY, BC



TWO DEVELOPMENT PARCELS TOTALLING 1.192 ACRES WITH STREET FRONTAGE ON 196A ST AND FRASER HIGHWAY

MAX WILTSHIRE
Cushman & Wakefield

Mobile: +1 604 690 2658
Email: max.wiltshire@cushwake.com

DEREK NYSTROM
Macdonald Commercial

Mobile: +1 604 644 8652
Email: derek.nystrom@macdonaldcommercial.com



**CUSHMAN &
WAKEFIELD**

Macdonald
COMMERCIAL

FOR SALE

19682 & 19696 FRASER HIGHWAY, LANGLEY, BC



WILLOWBROOK DRIVE

196 ST



WILLOWBROOK MALL

196A ST

FRASER HIGHWAY

FOR SALE

19682 & 19696 FRASER HIGHWAY, LANGLEY, BC

DESCRIPTION

Opportunity to acquire a rare 1.192-acre high density development site steps away from the future Willowbrook 196 St. skytrain station. The high exposure, transit-oriented site has 198 feet of frontage along Fraser Highway and 370 feet of frontage along 196A St. Improvements include a 11,600 square foot motel built in 1971 and a 5,165 square foot single tenant building built in 1975. Ample holding income available with flexible lease provisions.

FEATURES

- 51,930 SF development site with 198 feet of Frontage on Fraser Highway
- Steps away from the future Willowbrook 196 St. skytrain station
- Solid holding income with respectable tenant profiles
- High density development potential with transit-oriented core OCP designation

SALIENT DETAILS

PID

023-414-022 / 011-423-919

LEGAL DESCRIPTION

LOT 1, PLAN LMP28053
LOT 5, PLAN NWP9555
SECTION 10, TOWNSHIP 8,
NEW WESTMINSTER LAND DISTRICT

GLA

5,165 SF (19696 FRASER HIGHWAY)
11,600 SF (19682 FRASER HIGHWAY)

ASSESSED VALUE (2024)

19682 FRASER HWY: \$5,715,800
19696 FRASER HWY: \$5,597,200
TOTAL: \$11,313,000

SITE AREA

51,930 SF
1.192 ACRES

ZONING

C2 (SERVICE COMMERCIAL)

OCP

TRANSIT ORIENTED CORE

FRONTAGE

198 FT ON FRASER HIGHWAY
370 FT ON 196A STREET

PROPERTY TAXES (2024)

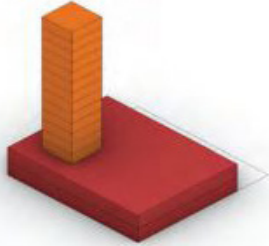
19682 FRASER HWY: \$57,194
19696 FRASER HWY: \$56,006
TOTAL: \$113,200



FOR SALE

19682 & 19696 FRASER HIGHWAY, LANGLEY, BC

TRANSIT-ORIENTED CORE



PURPOSE	Create a vibrant transit-oriented area with high densities and a mix of uses in close proximity to future SkyTrain stations, and existing high-frequency transit
BUILDING TYPE & HEIGHT	Multi-storey buildings up to 15 storeys. (Taller buildings may be achieved on properties not located within the Airport Zoning Regulation (AZR) as mandated by the Aeronautics Act and Transport Canada. Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Outer and Approach Surfaces, according to the AZR)
USES	<ul style="list-style-type: none">• Mixed Use: Residential & Commercial• Multi-Unit Residential• Commercial
DENSITY	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.



WILLOWBROOK STATION

Willowbrook Station will be located at the northeast corner of the 196 Street and Fraser Highway intersection and includes a transit exchange. It will provide a transit connection for the City of Surrey, the Township of Langley and the City of Langley, which all intersect at this station.



FOR SALE

19682 & 19696 FRASER HIGHWAY, LANGLEY, BC



MAX WILTSHIRE
Cushman & Wakefield

Mobile: +1 604 690 2658
Email: max.wiltshire@cushwake.com

DEREK NYSTROM
Macdonald Commercial

Mobile: +1 604 644 8652
Email: derek.nystrom@macdonaldcommercial.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.