



FOR SALE
COURT ORDERED SALE



20411 FRASER HIGHWAY

LANGLEY, BC





THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present to the market the opportunity to purchase, via a court ordered sale, a 14,654 sq.ft. development parcel with up to a 3.5 FAR in the Historic Downtown Langley Core.

PROPERTY HIGHLIGHTS



TRANSIT ORIENTED

within a 375-metre walk to the Langley City Centre Skytrain station



14,654 SQ.FT. LAND PARCEL

with the potential to develop up to a 3.5 FAR in the Historic Langley Downtown Core.



SITUATED WITHIN THE HISTORIC DOWNTOWN CORE OF LANGLEY CITY

Walking distance to several amenities and rapid transit

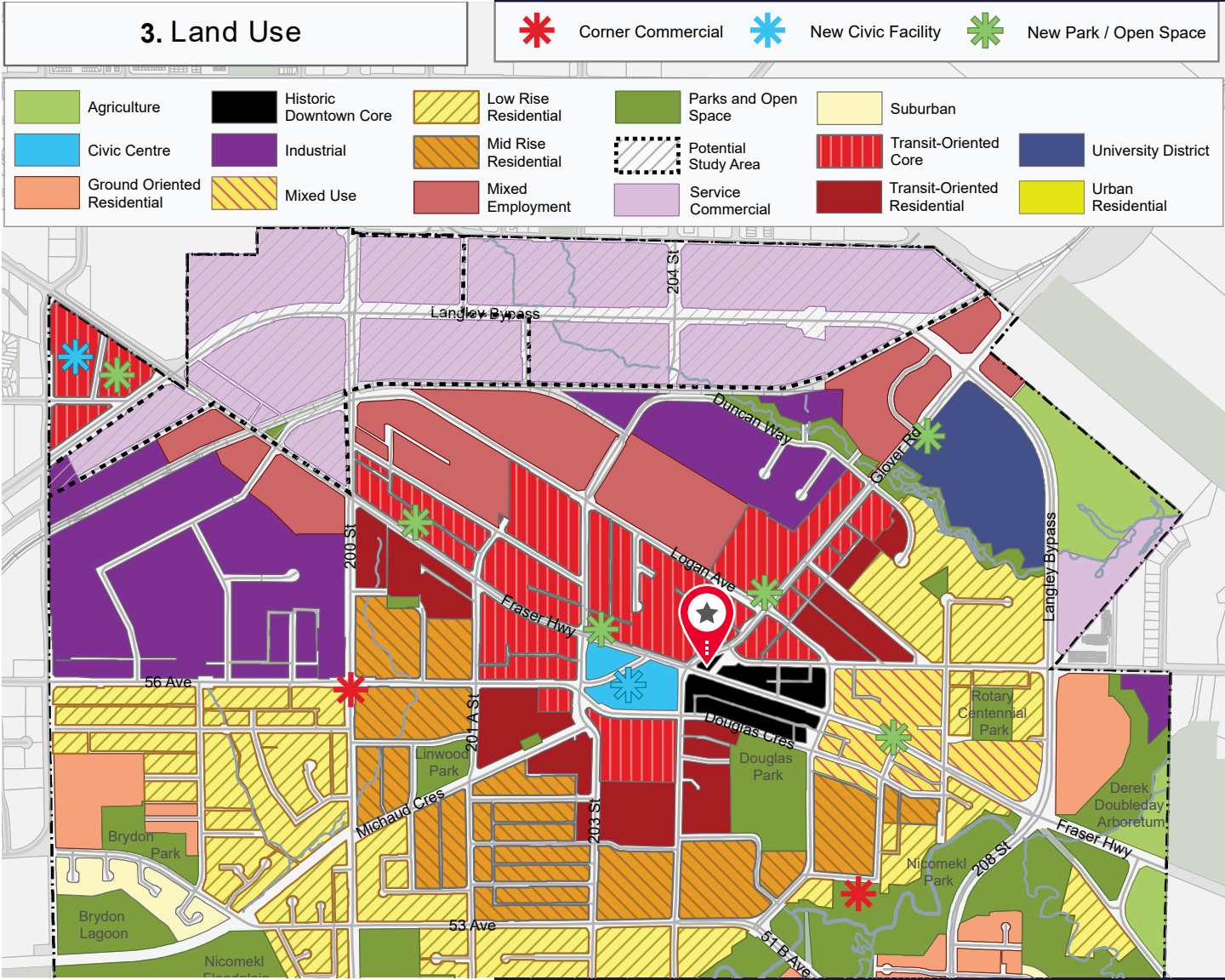
SALIENT DETAILS

ADDRESS	20411 Fraser Highway, Langley, BC
PID	009-639-063
LEGAL DESCRIPTION	Plan NWP76511 Lot 1
SITE AREA	14,654 sq.ft.
POTENTIAL ADDITIONAL SITE	18,938* sq.ft. (bringing the total site to 33,592 sq.ft.)
LAND USE	Historic Langley Downtown Core
YARD DENSITY	Up to 3.5 FAR per the City of Langley bonus density policy
ASKING PRICE	\$6,420,000

*site owned by the City of Langley – approval from the City of Langley is required to sell this site as part of the overall development.



*Rendering only





////

THE LOCATION

The City of Langley has worked to create a vibrant Community Plan that incorporates retail, residential, light industrial and institutional zones along with a good amount of parks and open space. All of the new development will be centered around the new Skytrain station which will open up Langley City to the rest of the Fraser Valley and Downtown Vancouver.

The Historic Downtown Core, where the subject site is located, will allow for new development while retaining the charm and history of Langley’s downtown core area. Access to the balance of the Fraser Valley is available via Fraser Highway, 200th Street and the Langley By-Pass, all of which are directly accessible from 20411 Fraser Highway.

NEARBY AMENITIES & ROADWAYS

- 1 Langley City Hotel, Casino and Convention Centre
- 2 Genesis by Whitetail Homes
- 3 Langley Bypass
- 4 The Landing by Kerr Properties
- 5 Valley Centre Shopping - Save on Foods
- 6 200th Street
- 7 Langley City Centre Skytrain Station

WALKING DISTANCE

Langley City Centre Skytrain Station	375 meters
Langley City Hotel, Casino & Convention Centre	130 meters
Douglas Park	250 meters
Douglas Park School	450 meters
Valley Centre Shopping - Save on Foods	500 meters

DRIVE TIMES

Highway 99	31 minutes
Highway 91	29 minutes
YVR Airport	52 minutes
Downtown Vancouver	54 minutes
Surrey City Centre	33 minutes

FOR SALE

COURT ORDERED SALE

20411 FRASER HIGHWAY

LANGLEY, BC



Matthew Maclean
Personal Real Estate Corporation
Executive Vice President
604 640 5855
matthew.maclean@cushwake.com

Michael Hardy
Personal Real Estate Corporation
Associate Vice President
604 608 5912
michael.hardy@cushwake.com



Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre/ Vancouver, BC V7Y 1A1 / 604 683 3111 / [cushmanwakefield.ca](https://www.cushmanwakefield.ca)

©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.