



FOR SALE

# 5750 203 STREET

LANGLEY, BC



**5750 203 STREET**  
Langley, BC



# OPPORTUNITY

Cushman & Wakefield is pleased to present the exclusive opportunity to acquire a 16,642 SF property with a 9,907 SF building adjacent to the highly anticipated Skytrain Station at 203 Street in Langley, BC. The service commercial zone allows for a wide variety of uses while the OCP supports transit oriented high density residential. The broader area offers a mix of shopping, restaurants, services, community amenities, and walking trails within close proximity. Residential neighbourhoods, commercial corridors, and everyday conveniences give the area a dynamic, live work environment. There is significant exposure to vehicles on 203 Street and numerous bus routes that link directly to Langley Centre, Surrey Central and Maple Meadows Station.

## SALIENT DETAILS

|                          |  |
|--------------------------|--|
| ADDRESS:                 | 5750 203 Street, Langley, BC   |
| BUILDING AREA:           | 9,907 SF   |
| SITE SIZE:               | 16,642 SF  |
| PID:                     | 003-764-435  |
| LEGAL DESCRIPTION:       | Lot 159 District Lot 309 Group 2 New Westminster District Plan 66346 |
| ZONING:                  | C2 (Service Commercial Zone)   |
| PROPERTY TAXES:          | \$48,886.95 (2025)   |
| OFFICIAL COMMUNITY PLAN: | High density, mixed use, transit oriented hub (R5)                   |
| AVAILABILITY:            | Immediately  |
| ASKING PRICE:            | \$5,700,000  |

# 5750 203 STREET

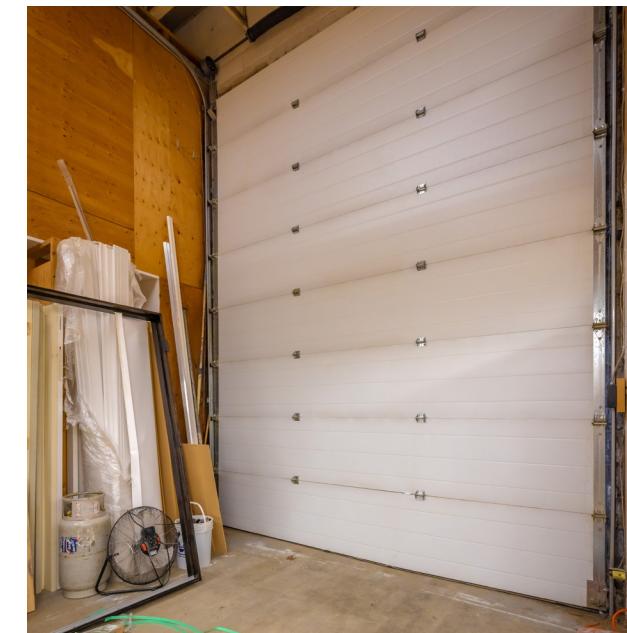
## Langley, BC

## BUILDING FEATURES

- Excellent exposure to 203 Street
- Immediately adjacent to the new skytrain station
- Concrete Block Construction
- 16'5" Clear Ceiling Height
- Two (2) Grade level loading doors at rear
- 200 amp power supply

## ZONING

The C2 Service Commercial Zone is designed for high exposure, highway oriented commercial uses, suitable for businesses requiring larger sites, strong vehicular access, and robust visibility. This zoning supports both established commercial operators and new businesses seeking a high traffic, service oriented node.



# 5750 203 STREET

Langley, BC





#### FOR MORE INFORMATION, CONTACT:

**D. Nathan Kewin**  
Personal Real Estate Corporation  
Senior Vice President  
+1 604 640 5885  
[nathan.kewin@cushwake.com](mailto:nathan.kewin@cushwake.com)

©2026 Cushman & Wakefield. 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.

700 West Georgia Street, Suite 1200  
Vancouver, BC V7Y 1A1  
+1 604 683 3111  
[cushmanwakefield.com](http://cushmanwakefield.com)

