



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

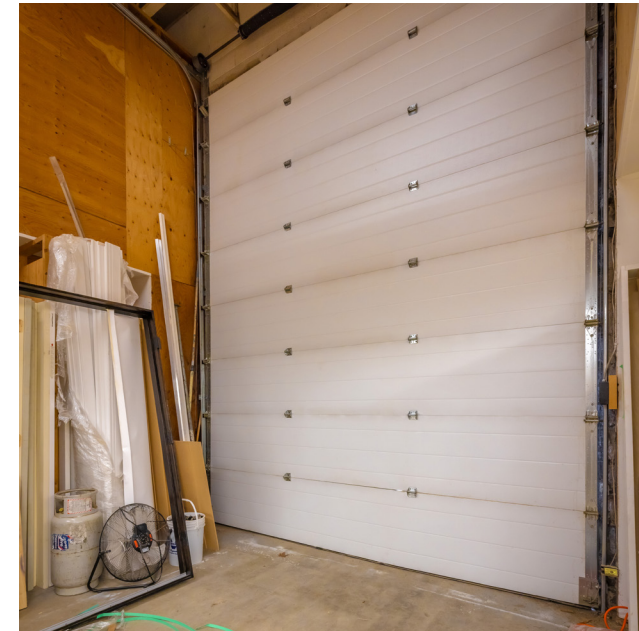
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BUILDING FEATURES

- 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



**NEW
SKYTRAIN
STATION**
UNDER CONSTRUCTION

**5750
203 STREET**

203A STREET

203 STREET

LOGAN AVENUE



FOR MORE INFORMATION, CONTACT:

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