

FOR LEASE

**UNIT B  
20359 LANGLEY  
BYPASS**

**LANGLEY, BC**



**3,896 SQ FT  
RETAIL SHOWROOM  
WITH MEZZANINE**



# UNIT B 20359 LANGLEY BYPASS LANGLEY, BC



## OPPORTUNITY

The opportunity to lease a C2 zoned commercial building in one of Langley's most strategically positioned commercial corridors, and in a building anchored by Jag's Furniture. Its location offers exceptional visibility, high traffic volumes, and direct access to major regional transportation routes—making it ideal for a wide variety of commercial uses.

## NET ASKING RATE

Contact listing agent

## ADDITIONAL RENT

\$9.00 PSF, per annum (2026 estimate)

## PARKING

Ample onsite parking

## AVAILABILITY

Immediate



## LOCATION

The property at 20359 No. 10 Highway (Langley Bypass) sits in one of Langley's most strategically positioned commercial corridors. Its location offers exceptional visibility, high traffic volumes, and direct access to major regional transportation routes—making it ideal for a wide variety of commercial uses.

20359 No. 10 Highway is situated directly on British Columbia Highway 10, a significant east-west route connecting Delta, Surrey, and Langley. Highway 10 travels through key residential, retail, and industrial zones before becoming the Langley Bypass as it enters Langley City.

Traffic counts exceed 33,000 vehicles per day. For any business relying on visibility—such as retail stores, automotive businesses, showrooms, or service oriented operations—this exposure is a major driver of customer traffic. The surrounding area is an established commercial hub with a mix of retail, industrial, and service based businesses, providing the opportunity to be center ice in a proven business node.

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## SURROUNDING TENANTS

Willowbrook LABOY



PETSMART

JORDANS FLOORING

CACTUS CLUB CAFE

BMO Bank of Montreal



Indigo

SleepCountry

Club 16 Trevor Linden Fitness

BROWNS SOCIALHOUSE restaurant · bar · socialize

RONA



milestones GRILL + BAR

## ZONING

C2 Service Commercial Zone.

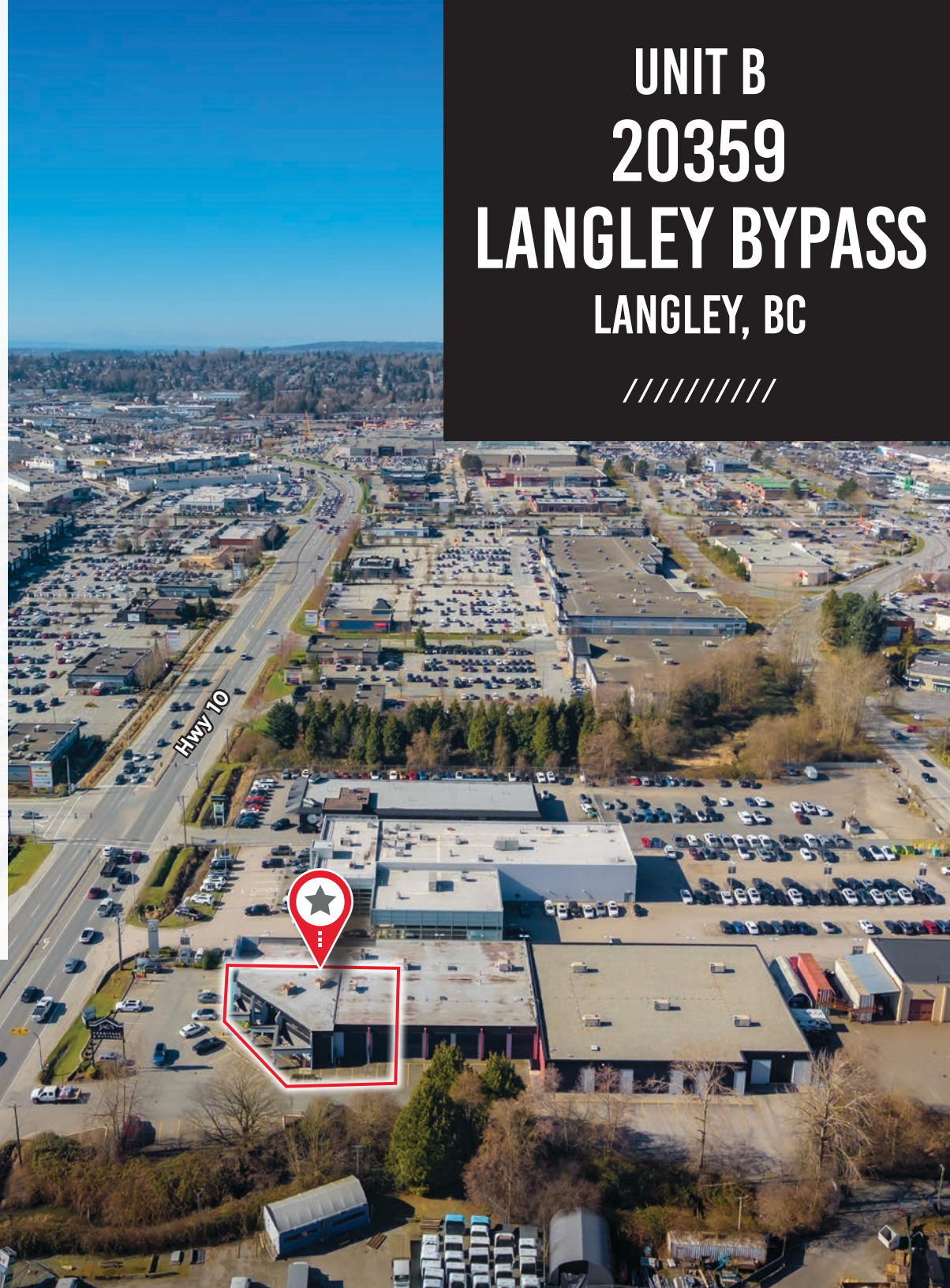
This combination makes the site ideal for retail, showroom, automotive, service based, industrial light, and destination oriented businesses looking to capitalize on one of Langley's most commercially active corridors. Total Gross Building Size 31,742 SF on a 1.62 acre site with multiple ingress egress to the property.

### **20359 LANGLEY BYPASS IN LANGLEY IS A HIGHLY ATTRACTIVE COMMERCIAL LOCATION THANKS TO:**

- Placement along a major east-west transportation corridor (Highway 10 / Langley Bypass)
- High daily traffic volumes and strong visibility
- Proximity to major regional retail anchors
- Surrounding commercial and industrial land uses
- Excellent connections to Highway 1, Highway 15, and Highway 91
- Proven success of existing commercial tenants

1. Intent. This Zone is intended to accommodate and regulate the development of service-oriented commercial uses and facilities which require large sites, exposure to Provincial Highways and Municipal/Regional Network Roads and are generally not accommodated in core commercial developments.

2. Permitted Uses. Land, buildings and structures shall be used for the following uses only, or for a combination of such uses: Permitted uses include automotive service, gasoline station, retail warehouse, automotive sales and rental, equipment sales, service and rental, repair shop, convenience store, garden centre, tourist accommodation, eating establishment, general service uses including freight depot, courier service, and veterinary clinic and pet grooming salon, indoor recreation facilities, assembly hall, office, accessory uses limited to caretaker's dwelling unit, and auction use.



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EXCLUSIVE LEASING AGENT

