

FOR SALE

5750 203 STREET

LANGLEY, BC

CUSHMAN & WAKEFIELD

5750 203 STREET
Langley, BC



OPPORTUNITY

Cushman & Wakefield is pleased to present the exclusive opportunity to acquire a 9,907 SF building on 16,642 SF adjacent to the highly anticipated SkyTrain Station at 203 Street in Langley, BC. The property offers high exposure to vehicle traffic on 203 Street and numerous bus routes link directly to Langley Centre, Surrey Central. The service commercial zoning allows for a wide variety of uses including retail warehousing, service, repair and general office while the official community plan supports redevelopment to a high-density, mixed-use transit-oriented hub.

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:	$53,801.60 (2026)
OFFICIAL COMMUNITY PLAN:	High density, mixed use, transit oriented hub (R5)
AVAILABLE:	Immediately (Vacant Possession)
NEW ASKING PRICE:	$5,000,000

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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
- 3-Phase 200 Amp, 208 Volt (Two panels)
- Four (4) gas-fired unit heaters
- Seven (7) parking stalls including two (2) accessible stalls



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.



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FOR MORE INFORMATION, CONTACT:

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