

FOR SALE

5108 216 STREET
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



17,216 SF VACANT SERVICE INDUSTRIAL LOT

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basaran@lee-associates.com

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

CELEBRATING OVER
50
YEARS IN VANCOUVER

Opportunity

Lee & Associates is proud to present the opportunity to acquire a 17,216 square foot service industrial lot with tons of potential and upside. This unique property offers the ability to construct a multi-level building with allocated underground parking allowing more building area to be utilized on the surface and upper floors. The property allows for a variety of opportunities for end-users giving their business excellent exposure to 216th Street within the Township of Langley. Located directly off of Fraser Highway, the property is in proximity to the US border, Highway 10 and Highway 1.

Location

Situated directly off Fraser Highway within the community of Murrayville in the Township of Langley, this property is just minutes away from Downtown Langley. Murrayville is one of the most historically rich areas in the Township of Langley. The location offers a quaint and friendly neighbourhood, with numerous conveniences including easy accessibility to commuter routes. The Township of Langley's Operations Centre, main Fire Hall, Langley RCMP Detachment, Langley Memorial Hospital, BC Ambulance Service, and Langley School District #35 are all located in Murrayville.



Zoning

M-1B (Service Industrial Zone) allows for a variety of uses, including vehicle sales, service & rental, light manufacturing, warehousing, transportation uses and more. A full copy of the Bylaw in data room.

Lot Size

17,216 square feet or 0.4 acres

Legal Description

LOT E, PLAN NWP20222, SECTION 6, TOWNSHIP 11

Property Taxes

\$7,579.21 (2024)

Asking Price

Contact Broker

Possession

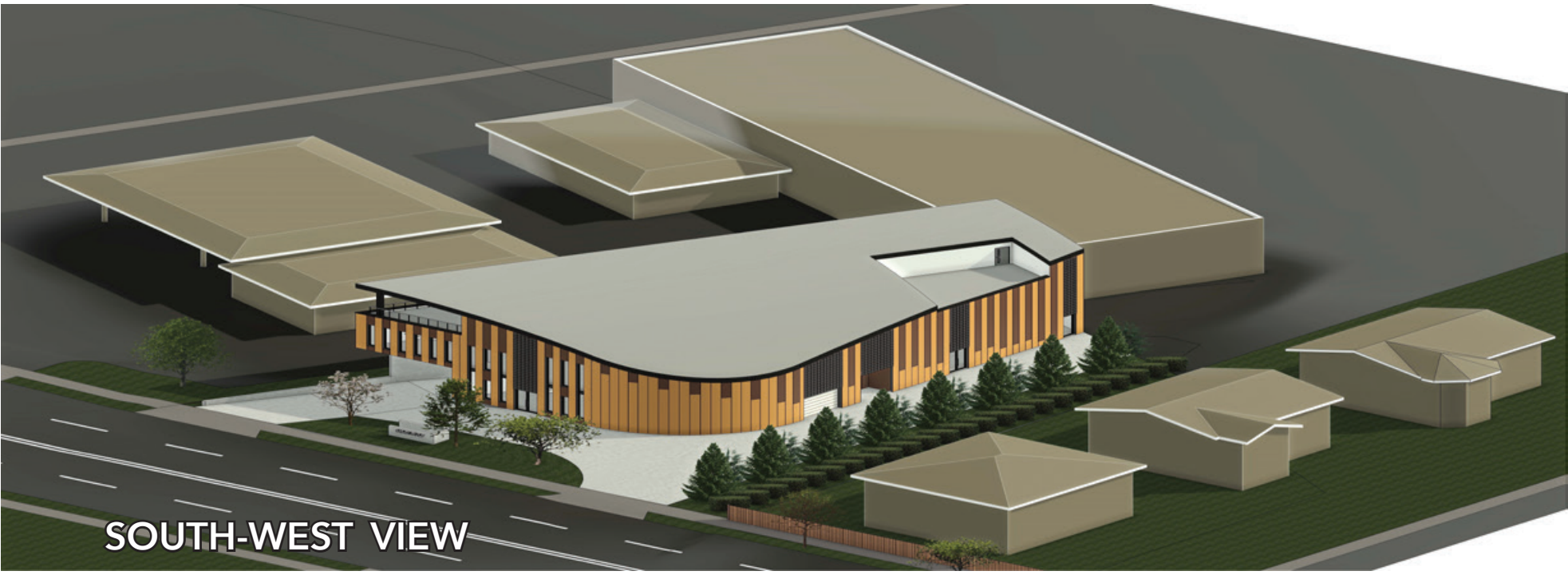
Vacant upon completion



CONCEPT RENDERINGS



FRONT VIEW



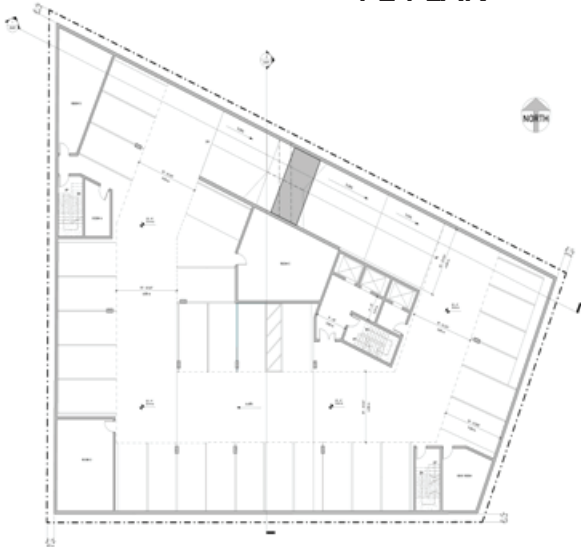
SOUTH-WEST VIEW

CONCEPT PLANS

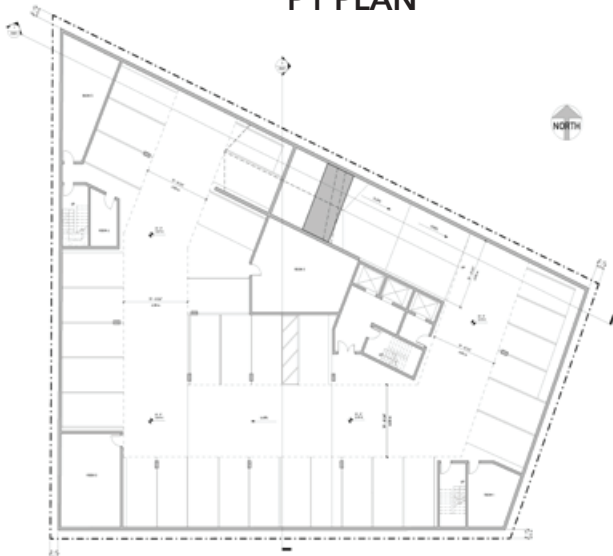
SITE PLAN



P2 PLAN



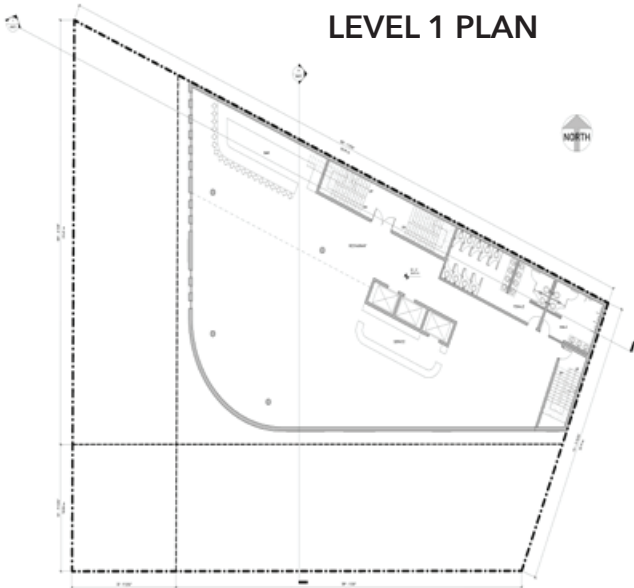
P1 PLAN



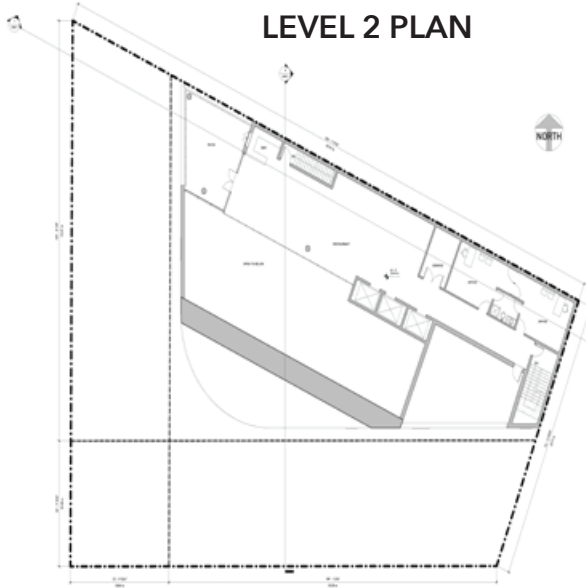
GROUND LEVEL PLAN



LEVEL 1 PLAN



LEVEL 2 PLAN





Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basaran@lee-associates.com

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com