

FOR SALE | HIGH EXPOSURE COMMERCIAL DEVELOPMENT SITE

6036 GLOVER ROAD
LANGLEY, BC



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THE OPPORTUNITY

The subject site offers an opportunity to purchase a 0.49 acre parcel with prominent exposure along the Langley Bypass. Located at 6036 Glover Road, the newly created lot will sit beside the Esso and 7-Eleven in a well-established commercial corridor. The area benefits from strong traffic, consistent daytime activity, and close proximity to Willowbrook shopping, Kwantlen Polytechnic University, and the cluster of major auto dealerships along the Bypass. This setting supports a range of commercial uses that value visibility, access, and steady customer flow.

The subject site will require a subdivision prior to completion.

Demographics	1 km	5 km	10 km
Total Population	5,395	162,026	277,863
Total Households	2,374	54,469	90,455
Average Household Income	\$95,231	\$140,672	\$151,592

Source: Environics Analytics 2025 Estimate

SALIENT DETAILS

Civic Address	Subdivided portion of 6036 Glover Road, Langley, BC V1M 2A3
Legal Description	Parcel to be subdivided from: PARCEL "82" DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICT REFERENCE PLAN 63623 EXCEPT PLAN EPP26093
PID	003-364-861
Site Area	21,230 SF (0.49 acres), approximately
Zoning	C2
OCP	Located within the new proposed Glover Road Innovation District Plan
Asking Price	Contact brokers

