

9300 BLOCK  
201<sup>ST</sup> STREET  
LANGLEY, BC



0.7 ACRE PRIME EXPOSURE  
DEVELOPMENT LOT

FOR SALE



**WILLIAM N. HOBBS\***

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\* Personal Real Estate Corporation

# 9300 BLOCK – 201<sup>ST</sup> STREET, LANGLEY, BC

## 0.7 Acre (30,570 sf) Commercial / Industrial Lot

FOR  
SALE

### LOCATION

The Port Kells/Northwest Langley industrial area represents a major industrial hub serving the Lower Mainland, and is a popular location for a variety of businesses, including such notable tenants and owners as Overwaitea, Costco, OK Tire, Finning, Ledalite, General Electric, Mitsui and Starline Windows, just to name a few. The Port Kells area is the preferred location for companies doing business in both Vancouver and the Fraser Valley.

The subject property is located at the intersection of 201st Street and 202nd Street, north of the Trans Canada Highway/200th Street intersection of the Port Kells/Northwest Langley Industrial area. This offers excellent access to the Trans Canada Highway via either 200th or 176th Streets and easy access to all municipalities in the Greater Vancouver area. This fully serviced area is close to Langley and Guildford labour supplies and has zoning which allows light, medium and heavy industrial uses.

### CIVIC ADDRESS

9300 Block - 201st Street, Langley, BC

### LEGAL DESCRIPTION

Lot A, Sec. 35, Twp. 8, N.W.D., Part NW 1/4, Plan LMP49398  
PID: 024-989-169

### ZONING

CD-14 (Comprehensive Development) which allows for a wide variety of commercial, office, retail, laboratory and warehousing uses. Please contact exclusive listing agent for a copy of the zoning bylaws.

### SITE SIZE

0.7 Acre (30,570 sf)

### SITE DESCRIPTION

The subject property is the last remaining undeveloped site located in the 4.52 acre Commerce Park Estates Subdivision. The property is located at the strategic intersection of 201st Street and 202nd Street adjacent to the Port Kells/Northwest Langley Industrial Area and Walnut Grove Community. The site is less than 5 blocks from the 200th Streets interchange at the Trans Canada Highway.

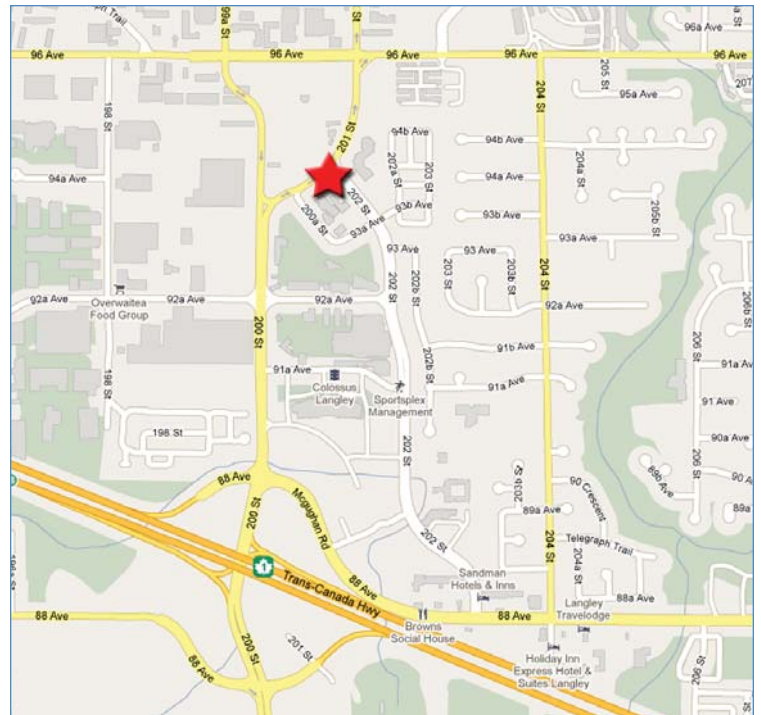
### LISTING PRICE

\$1,195,000

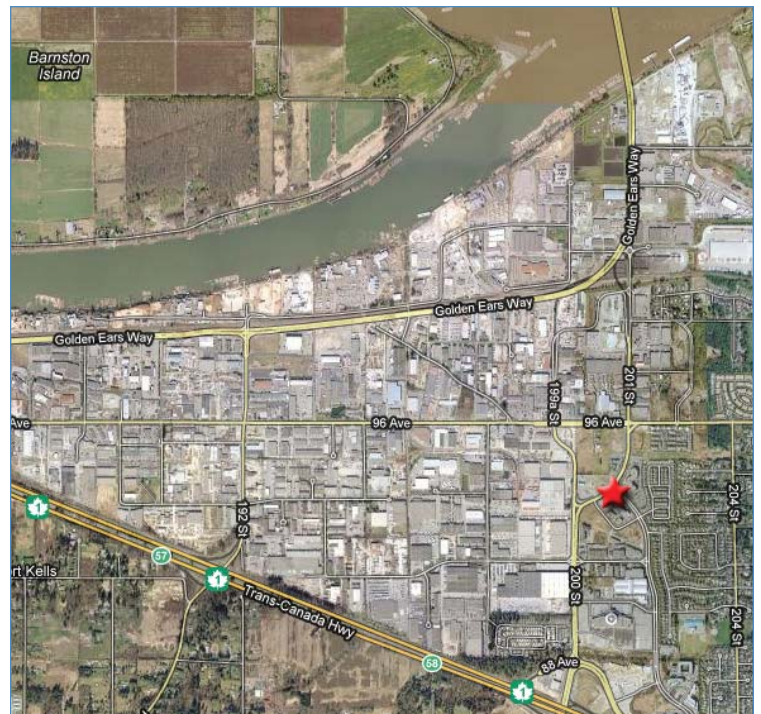
### PROPERTY TAXES (2013)

\$17,897.85

### LOCATION MAP



### LOCATION AERIAL



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