

FOR SALE

LOT 2B LANGLEY BUSINESS CAMPUS



LOT 2B - 80A AVE & 200 STREET, LANGLEY, BC

PROPERTY HIGHLIGHTS:

- 1.07 acre lot in Langley Business Campus
- Master Planned Business Park
- 48,200 buildable sf
- Asking price \$1,450,000

For more information
PLEASE CONTACT:

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OPPORTUNITY

LOT 2B LANGLEY BUSINESS CAMPUS

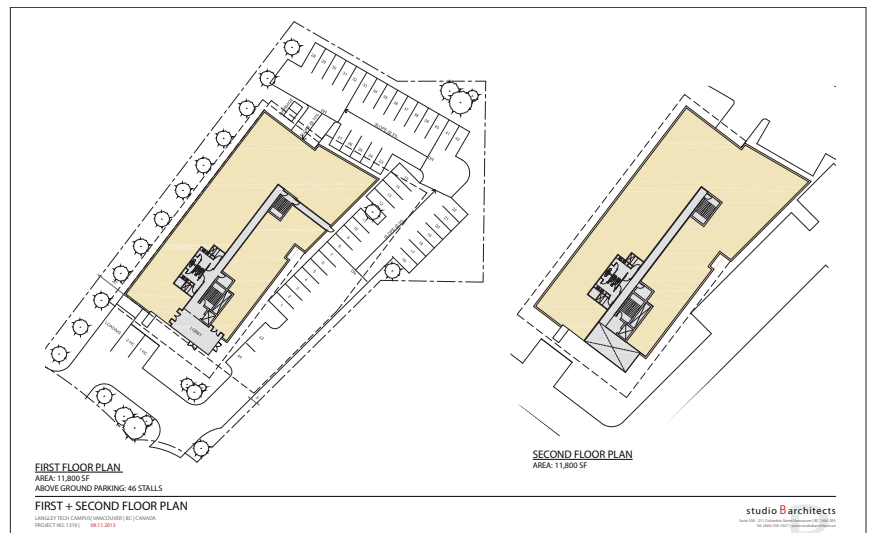
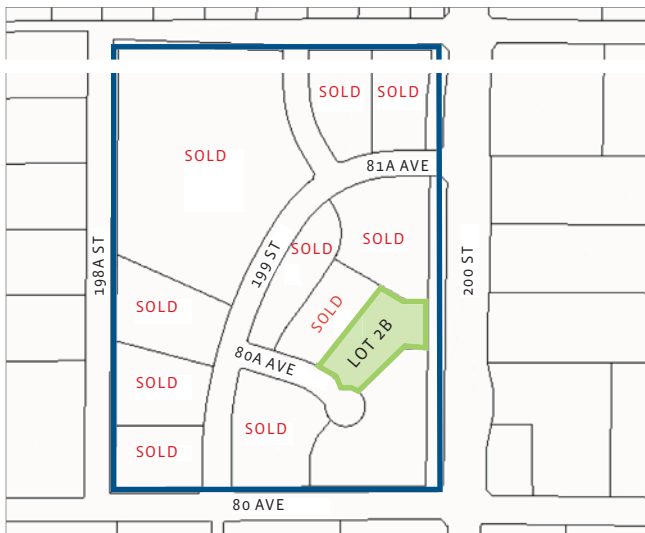


OPPORTUNITY

Lot 2B is one of two remaining lots in the expanding Langley Business Campus. Due to flexible zoning this lot is poised to have a 4 story flex office space built with the opportunity to have up to 2 levels of underground parking. With exposure onto both north and south bound traffic on 200th Street this lot will provide high visibility to any business. Many national and international businesses have chosen the Langley 200th Street Corridor as a strategic location due to its accessibility and exposure. These include:

- KPMG
- Grant Thornton
- Great West Life
- Regus Offices
- Deloitte
- TD Bank
- World Financial Group
- Lindsay Kenny Law Office
- Gold Gym
- Corix
- Fraser Health
- CLAC Union
- RBC Royal Bank
- Pharmasave National Office
- Tourism Langley

Contact the listing broker to discuss the possibilities and construction pricing for your potential building.



FOR MORE INFORMATION CALL 604.687.8300

LOCATION

Lot 2B benefits from exposure along 200th Street and can be easily seen by both northbound and southbound traffic in one of the Fraser Valley's most desirable commercial areas.

DRIVE TIME

Trans Canada Highway	5 minutes
Golden Ears Bridge	10 minutes
Downtown Vancouver	40 minutes
Abbotsford	25 minutes

ZONING

Zoned CD-57 (comprehensive development)

This zoning allows for a wide range of uses including office and retail.

The 1.07 acre parcel has had a feasibility study done as well as both environmental and geotechnical assessments have been completed.

LOT SIZE

1.07 acres (46,609 sf)

ASKING PRICE

\$1,450,000



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