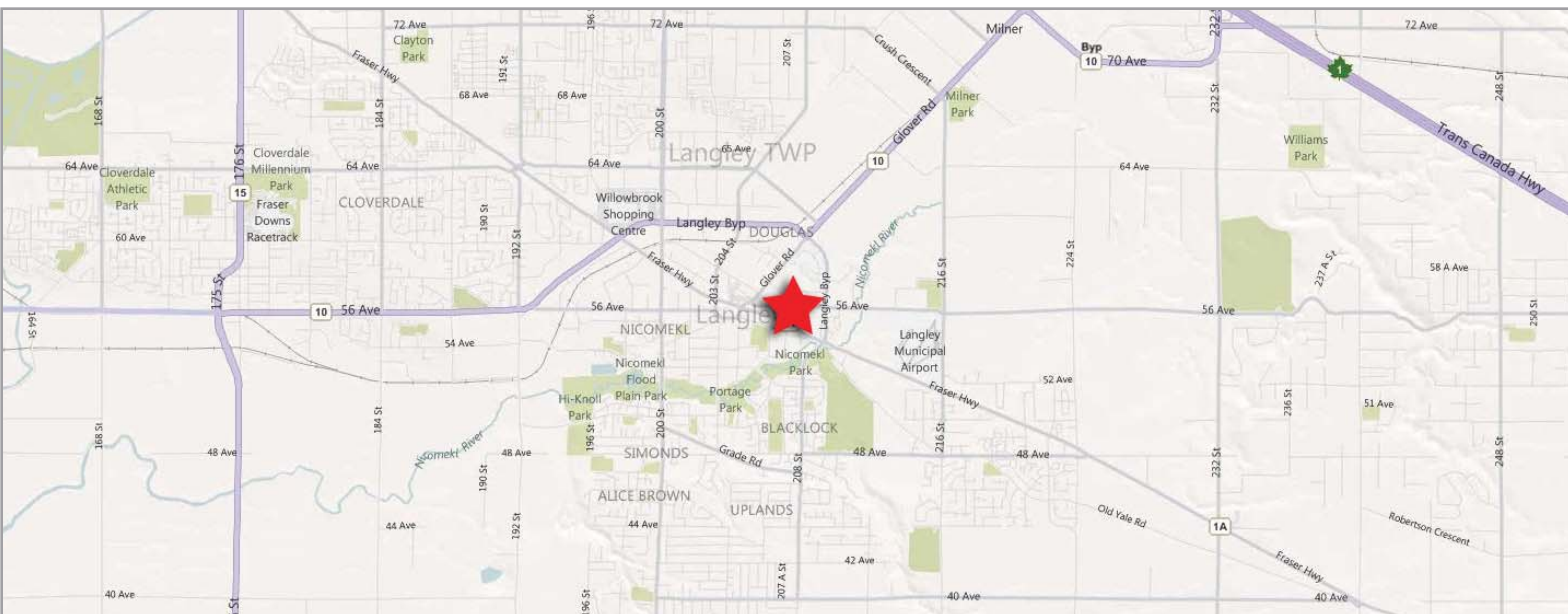


FOR SALE

0.78 Acre Site

20721 & 20725 Fraser Highway, Langley, BC



Mike Hardy
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michael.hardy@ca.cushwake.com

John Bentley
604.608.5971
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FOR SALE

20721 & 20725 Fraser Highway, Langley, BC

OPPORTUNITY

To acquire a 0.78 acre parcel with direct exposure to the Fraser highway. This lot has two separate zones which will allow for commercial or residential re-development onsite.

LOCATION

20721 / 20725 Fraser Highway is located on the north side of the Fraser Highway directly west of 207th Street. This site offers superior access to several major traffic arteries in the immediate area.

SITE FEATURES

- Excellent location with direct access to several major traffic arteries
- Zoning allows for several types of re-development including commercial, and residential*
- Direct access and exposure to Fraser Highway traffic
- Abundance of redevelopment in the immediate area

**rezoning may be required; completed site plan concept drawings available*

ZONING

20721 Fraser highway - C1 (downtown commercial)

20725 Fraser highway - RS1 (single family residential)

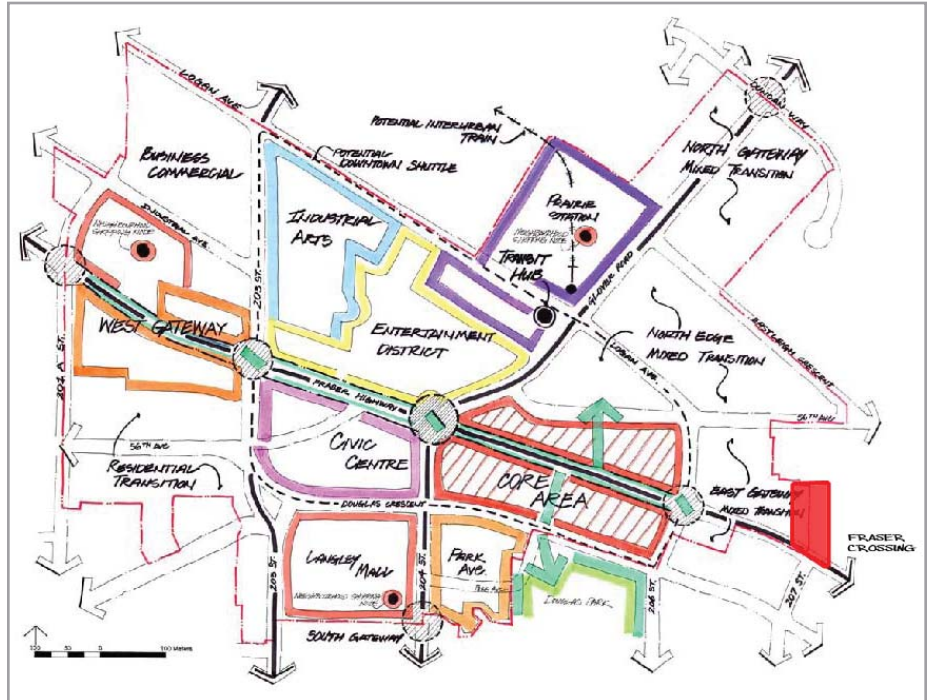
TAX

20721 Fraser highway - \$9,715.09 (2010)

20725 Fraser highway - \$4,088.94 (2010)

ASKING PRICE

\$1,400,000 **\$1,350,000**



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