

# FOR SALE

OFFICE DEVELOPMENT LAND

20161 86 Avenue  
Langley, BC

Area tenants include:

**KPMG**

8,000 sf office



Grant Thornton

9,000 sf office

**Great-West**  
LIFE & ANNUITY INSURANCE COMPANY

13,000 sf office

**Regus**

17,000 sf office

**Deloitte.**

20,000 sf office



4,000 sf office

**LK LAW**

9,800 sf office



15,000 sf gym



11,000 sf office



180,000 sf office

**CLAC**

15,000 sf office



RBC  
Royal Bank

3,300 sf

LIVE WELL WITH  
**PHARMASAVE**

11,000 sf office

**LACROIX MATHERS**  
AUTO INJURY LAWYERS

3,000 sf office



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- Development opportunity in the Fraser Valley's central business district
- 113,256 sf (2.4 acres)
- Strategically located by Highway 1/200th Street interchange
- Adjacent to new Park & Ride with express bus service

For more information  
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# FOR SALE

## COMMERCIAL DEVELOPMENT OPPORTUNITY

20161 86 Avenue  
Langley, BC

### OPPORTUNITY

The opportunity is to purchase a 2.4 acre site strategically located in Langley's 200th Street Gateway Corridor. The site is designated Office/Mixed use 1, allowing for a variety of uses\* and a maximum density of 2.5 FSR.

\*Call agent for potential site plans

### PROPERTY FEATURES

- Close to new park and ride
- Strategic location in Langley's Gateway Corridor
- Transit oriented, mixed use Corridor

### ZONING

Designated office/mixed use I

### GROSS PROPERTY TAXES

\$12,217.69 (2013)

### LOT SIZE

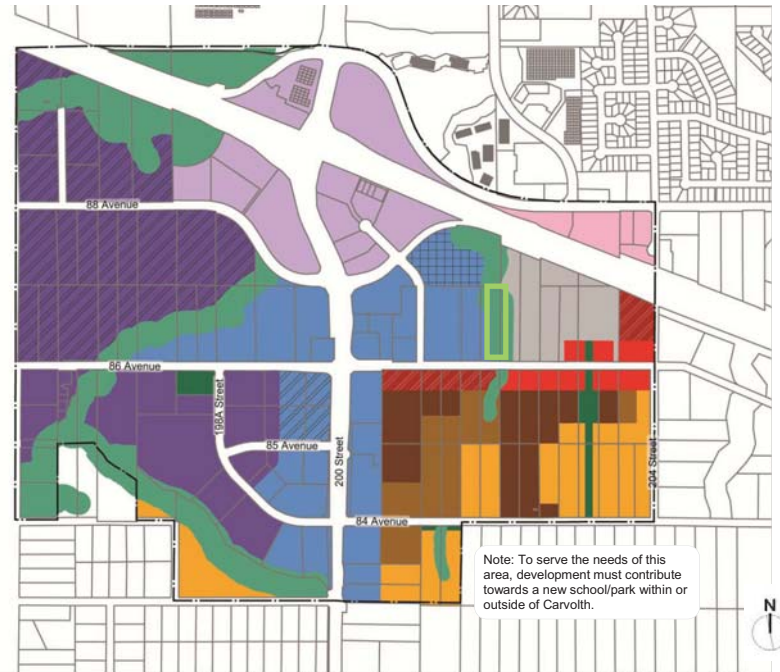
113,256 SF (2.4 Acres)

### ASKING PRICE

\$2,800,000

Land use plan courtesy of the Township of Langley

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#### LEGEND

Gateway	Flex Employment II	High Density Residential
Office/Mixed Use I	Service Commercial	Med. Density Residential
Office/Mixed Use II	High Street Mixed Use	Townhouse Residential
Office/Mixed Use III	Work/Live Flex Use	Conservation Area
Flex Employment I	Transit Exchange	Integrated Open Space

