

20043 40A Avenue

Brookswood Langley, BC

Prime Freestanding Retail Building in Brookswood, Langley

YOUR
BUSINESS
HERE



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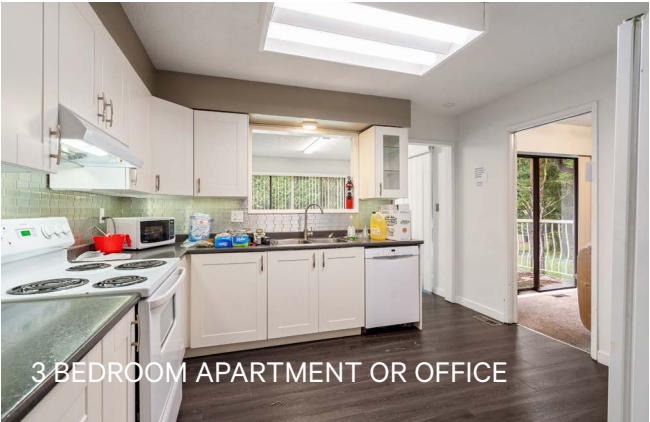
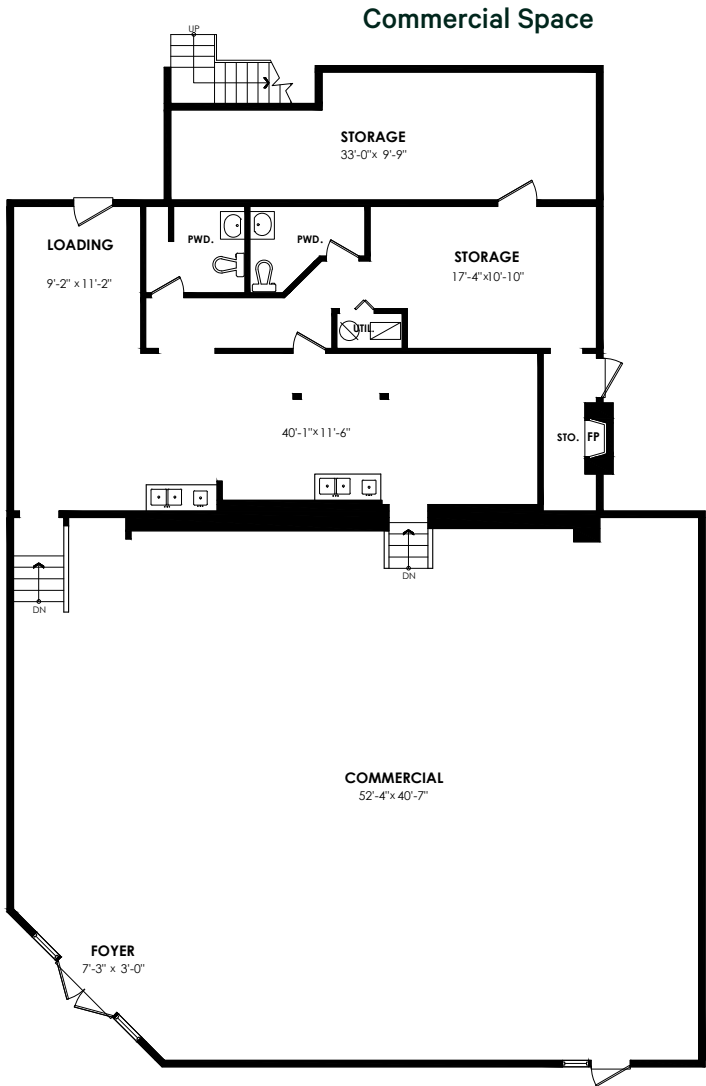
Make your mark in Brookwood

Showcase your business in a freestanding building in a higher income neighbourhood.

Ideal for:

- + grocery, produce, specialty food, pet food, real estate office, veterinary
- + sporting goods, antiques
- + bottle recycling, and more with convenient on-site and street parking

Secure a place in Langley’s next hot growth area – Brookwood. Known for its above average income and small commercial land base, this is an excellent opportunity to open a business to a fast-growing area. Unique 3,671 SF fully finished freestanding retail building plus a 1,370 SF apartment/office and 14 on-site stalls and ample street parking. Conveniently located next to a busy Starbucks for extra exposure and across the street from Shoppers Drug Mart.



Property Details

Commercial Area

3,671 SF

Apartment or Office

1,370 SF

Asking Lease Rate

\$30.00 PSF

Additional Rent

TBD

Parking

14 stalls and street parking

Zoning

C-2

Highlights - Retail

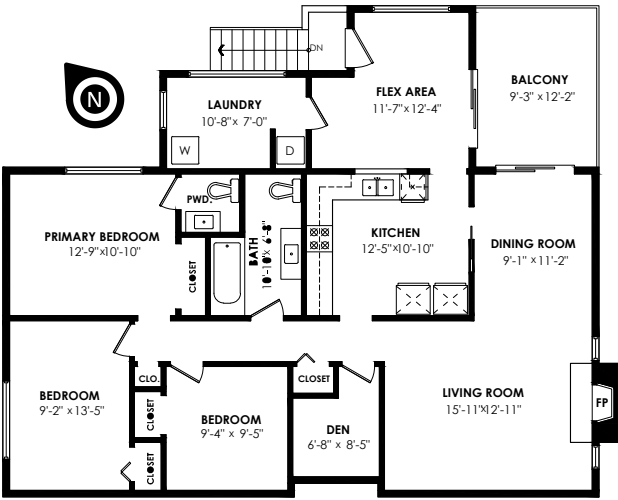
- + New laminate floors
- + 2 washrooms
- + New ceiling and lighting

Highlights - Apartment or Offices

- + 3 bedroom & Den
- + Large outdoor areas for storage or vehicles



3 Bedroom Apartment or Office

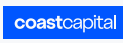


NOT TO SCALE

Demographics

2KM	 17,270 POPULATION (2024)	 3.43% POPULATION GROWTH (2024-2029)	 87.5% OWNED DWELLINGS	 \$134,964 HOUSEHOLD INCOME
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The recently updated Brookwood Neighbourhood Plan anticipates a full build-out population of approximately 59,000 residents. Surrounded by trees, parks, and trails, Brookwood represents Langley's final Town Centre and remains a highly sought-after community for families and a prime location for retailers to thrive.





- 72+ RESTAURANTS + SERVICES
- 1 GROCERY STORES
- 8 SCHOOLS
- 15 PARKS

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-  ● Restaurant + Services
-  ● Grocery
-  ● Schools
-  ● Parks

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