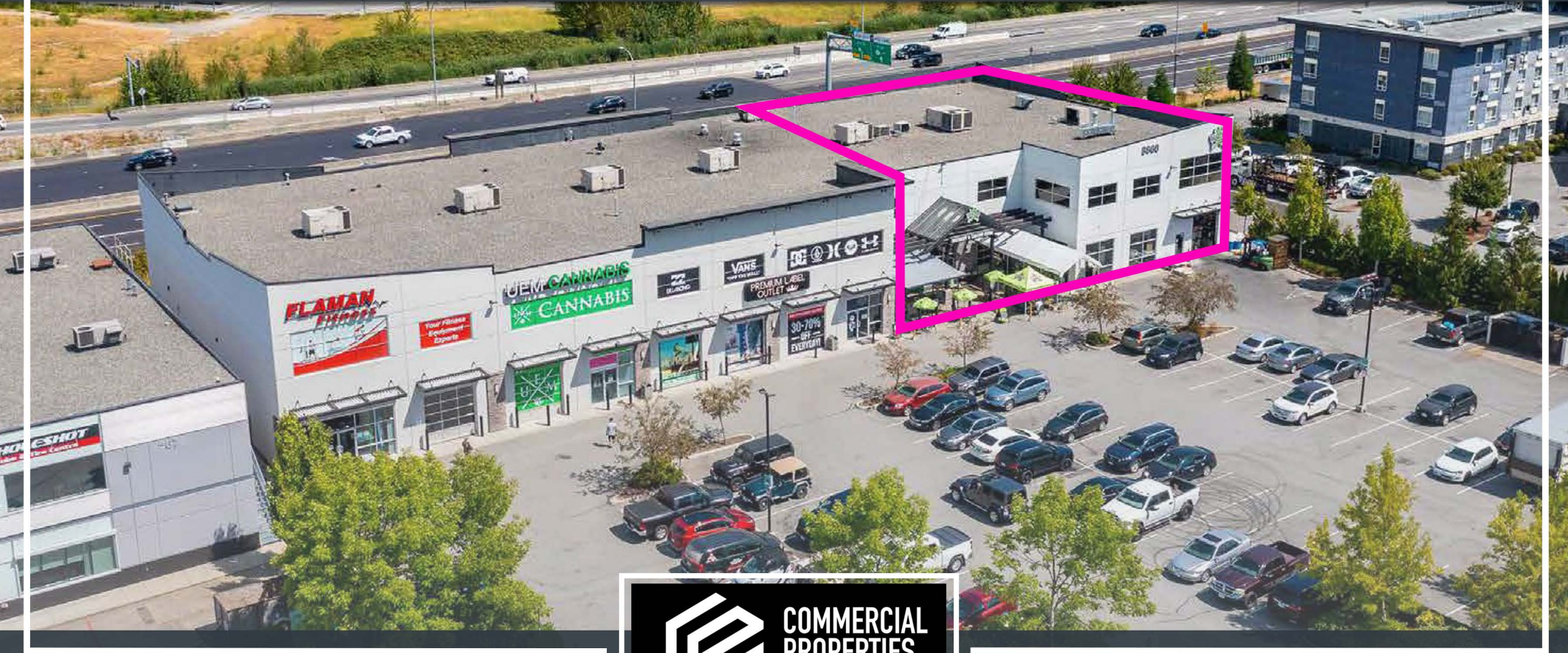


FOR SALE

OWNER-USER COMMERCIAL OPPORTUNITY IN PRIME LOCATION WITH HIGHWAY EXPOSURE

105 - 8860 201 STREET, LANGLEY, BC



**COMMERCIAL
PROPERTIES
GROUP**

GEORGE RICHMOND, Personal Real Estate Corporation
Commercial Sale and Leasing
Cell: 604-786-1094
george@commercialpropertiesgroup.ca

Office Line: 778-366-2640
www.commercialpropertiesgroup.ca

REBECCA MACLEOD, Personal Real Estate Corporation
Commercial Sale and Leasing
Cell: 778-316-3092
rebecca@commercialpropertiesgroup.ca

THE OPPORTUNITY

Commercial Properties Group is pleased to present a rare opportunity to acquire a prime strata retail location in Langley's thriving Carvolth Business Park. Strategically positioned just off Highway 1, this highly visible property offers 10,046 square feet on the main floor plus a 2,312 square foot mezzanine, providing a flexible layout ideal for a wide range of retail, showroom, or service-oriented uses. The site benefits from exceptional highway exposure and abundant shared surface parking, ensuring easy access and strong visibility for customers and clients alike. Currently leased to well-known tenant with approximately two years remaining on their term, this property presents an ideal opportunity for forward-thinking owner-occupiers to secure a prime location today while having the time to plan and customize for future use. The Seller is open to a long-term closing, providing additional flexibility for purchasers looking to align the acquisition with operational or relocation timelines. Contact the Listing Brokers for further details on this exceptional commercial ownership opportunity in one of Langley's most strategic and high-exposure business parks.



PROPERTY HIGHLIGHTS



Zone: CD-48 (Comprehensive Development Zone)**



Size: 12,358SF (10,046 SF ground floor; 2,312 SF mezz)*



Parking: Ample surface parking stalls



Loading: 2 bay doors



Signage: Highway Exposure opportunities available



Access: Superior location with excellent access to Highway 1



Availability: Negotiable



NOI: Contact Listing Brokers

Purchase Price: Contact Listing Brokers

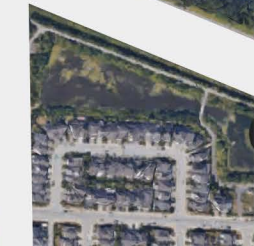
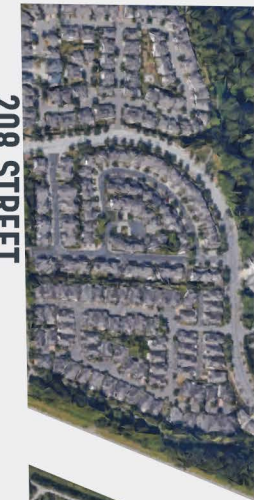
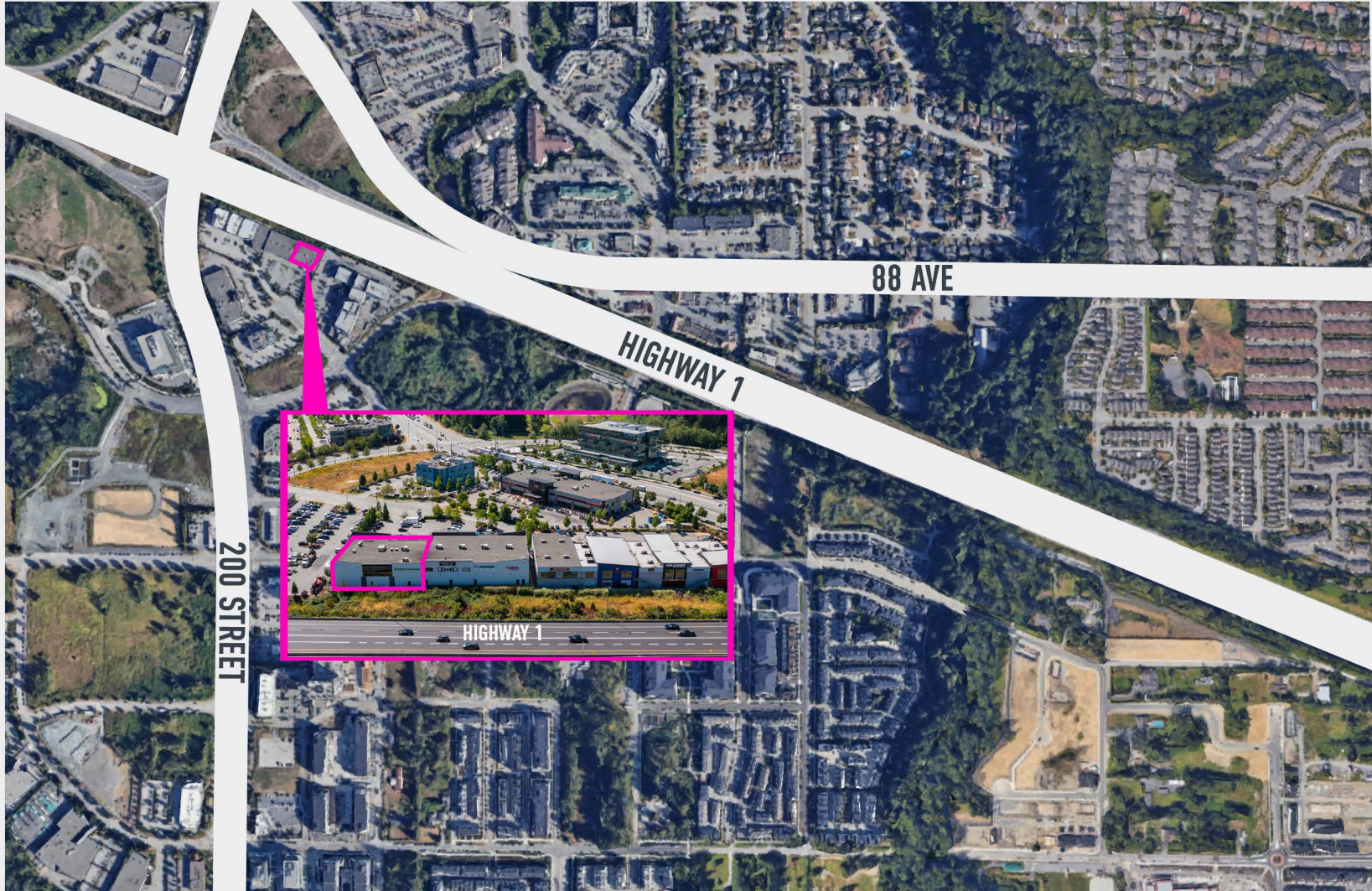


105 - 8860 201 STREET, LANGLEY, BC

*Unit of measurement provided by the Landlord. Subject to verification should the tenant deem it necessary.

**Zoning: Tenant is responsible for verifying possible uses as per the zoning.





88 AVE

HIGHWAY 1

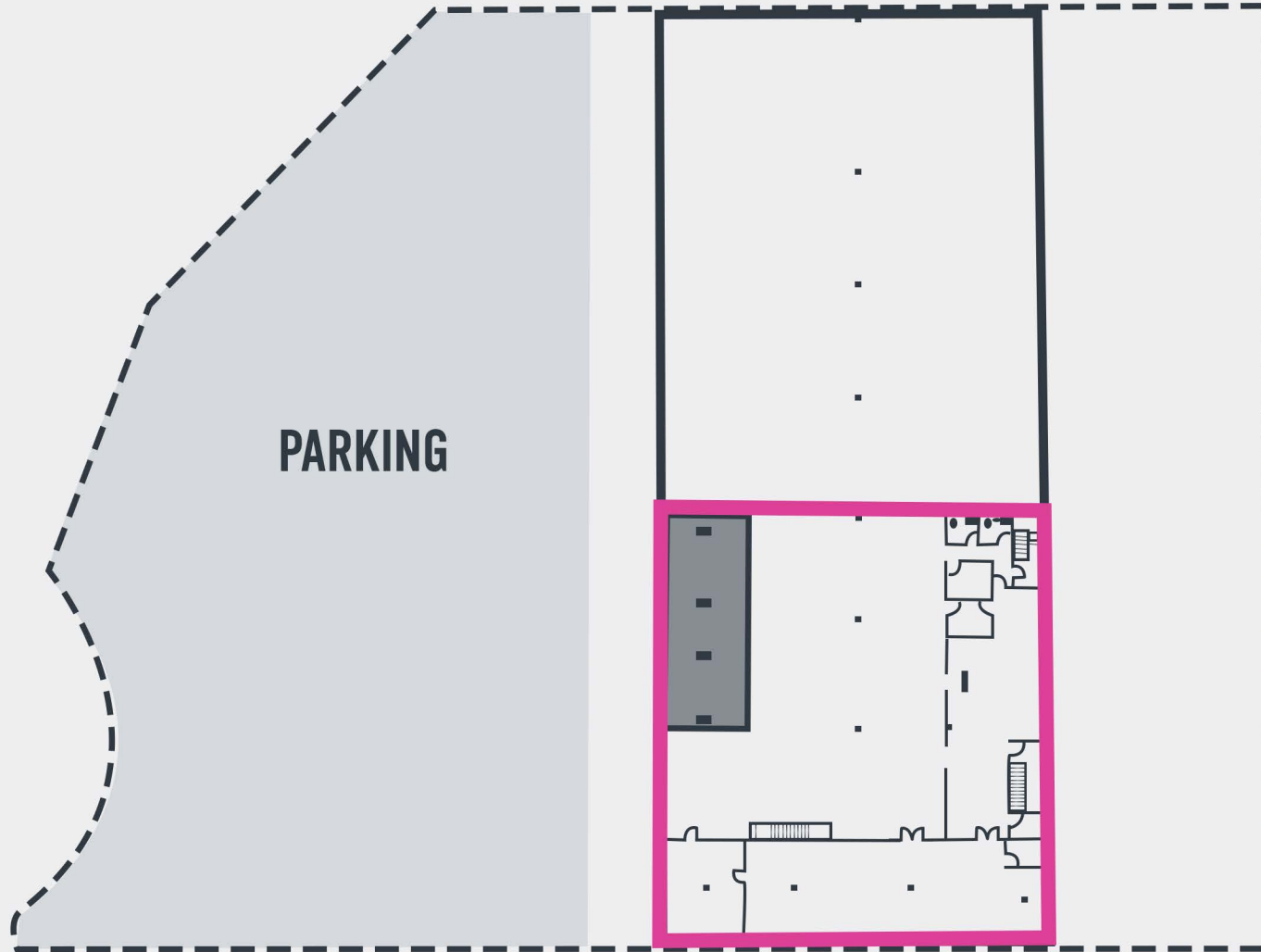
200 STREET

208 STREET

HIGHWAY 1



105 - 8860 201 STREET, LANGLEY, BC



CONTACT US

GEORGE RICHMOND, PREC*

Commercial Sale and Leasing

*Personal Real Estate Corporation

Cell: 604-786-1094

george@commercialpropertiesgroup.ca



Office Line: 778-366-2640

www.commercialpropertiesgroup.ca

REBECCA MACLEOD, PREC*

Commercial Sale and Leasing

*Personal Real Estate Corporation

Cell: 778-316-3092

rebecca@commercialpropertiesgroup.ca

RE/MAX
COMMERCIAL

©2025 Re/Max Commercial Advantage All Rights Reserved. E&O.E. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.