



Langley City
Centre Station



For Sale: Industrial, Land

5749 & 5759 203A Street Langley, BC

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620 • lennard.com

Macdonald
COMMERCIAL

1827 West 5th Avenue, Vancouver
macdonaldcommercial.com

The Opportunity

A rare opportunity to acquire two strategically located commercial parcels totaling approximately 19,560 square feet of land and 8,544 square feet of existing industrial improvements in the heart of Langley City. The offering presents an exceptional opportunity for an owner-user seeking functional industrial premises today, with substantial long-term redevelopment potential.

The existing concrete block improvements, constructed in 1994, provide a functional configuration for a variety of industrial, warehouse and service-commercial uses. 5749 203A Street features two grade-level loading doors, three washrooms, a reception area and multiple offices. A modern, spacious two-bedroom suite with a separate entrance and a gas fireplace occupies the upper level of this building. The suite provides additional flexibility for staff accommodation, office use or storage, with the potential for rental income.

5759 203A Street provides six grade-level loading doors, a washroom and lunchroom. Collectively, the improvements offer 18' clear warehouse ceiling heights, 400-amp three-phase power and eight grade-level loading doors. Recent capital improvements include a new roof at 5749 203A Street, completed two years ago, as well as interior and exterior painting.

Both parcels are designated Transit-Oriented Core under the City of Langley Official Community Plan, with contemplated density of up to 5.5 FSR. Based on the combined site area, this represents approximately 107,580 square feet of gross buildable area, subject to municipal approvals, applicable planning requirements and confirmation of development parameters.

Located approximately 140 feet from the future Langley City Centre SkyTrain Station, the property is exceptionally positioned to benefit from the continued intensification and transformation of Langley City's downtown core. The offering provides a rare combination of immediate industrial utility, flexible existing improvements, strategic transit-oriented positioning and significant future redevelopment optionality.



5749 & 5759 203A Street, Langley, BC

Lennard:

Macdonald
COMMERCIAL

5749 & 5759 203A Street Langley, BC

Salient Details

 Address
5749 & 5759 203A Street, Langley, BC

 Existing Improvements
8,544 SF
Total Site Area
19,560 SF
Potential Gross Buildable Area
Approx. 107,580 SF*

 Construction
Concrete Block

 Warehouse Ceiling Height
18' Clear

 Year Built
1994

 WALT
Less than 1 Year

 Zoning
C2 - Service Commercial Zone

 Power
400 Amp, 3-Phase

 Parcel Identifier (PID)
5749 203A Street 5759 203A Street
011-326-255 011-228-091

 Legal Description
5749 203A Street 5759 203A Street
LOT 2, PLAN NWP8566, LOT 12, PLAN NWP6663,
DISTRICT LOT 309, GROUP DISTRICT LOT 309, GROUP
2, NEW WESTMINSTER 2, NEW WESTMINSTER
LAND DISTRICT LAND DISTRICT

 OCP Density (Max)
5.5 FSR
(107,580 Gross Buildable)

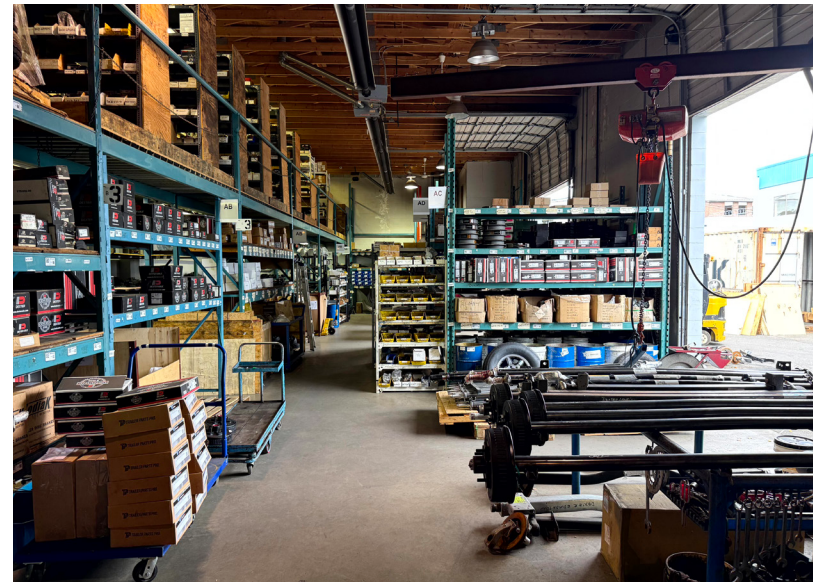
OCP Designation
Transit-Oriented Core

Recent Capex
New roof for 5749 203A two years ago,
interior and exterior paint

 Loading
8 Grade-Level Doors — 6 @ 12' x 12'; 2 @ 14' x 13'

 Property Tax (2026)
5749 203A Street 5759 203A Street 5749 & 5759 203A Street
\$29,549.52 \$27,354.33 \$56,903.85

5749 & 5759 203A Street



5749 & 5759 203A Street



5749 & 5759 203A Street Langley, BC

Land Use Designations

Each parcel in the City is assigned a land use designation. The following table provides direction for the type of development allowed in each designation.

Transit-Oriented Core

Purpose

Create a vibrant transit-oriented area with high densities and a mix of uses in close proximity to future Sky Train stations, and existing high-frequency transit

Building Type & Height

Multi-storey buildings up to 15 storeys.

(Taller buildings may be achieved on properties not located within the Airport Zoning Regulation (AZR) as mandated by the Aeronautics Act and Transport Canada. Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Outer and Approach Surfaces, according to the AZR)

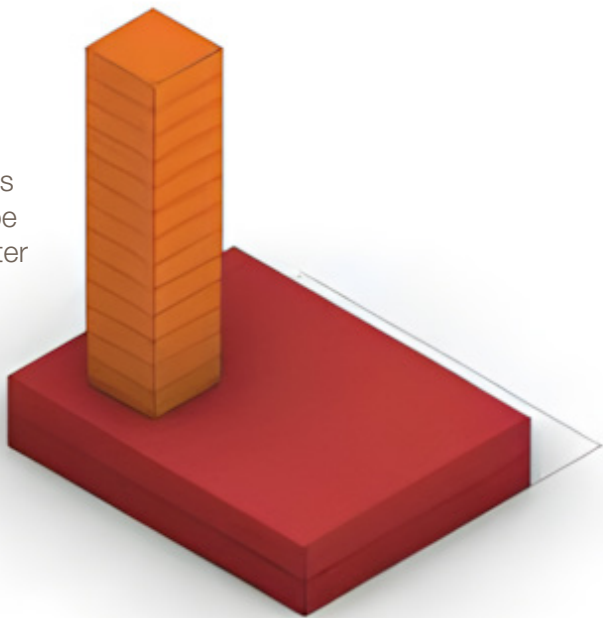
Uses

- Mixed Use: Residential & Commercial
- Multi-Unit Residential
- Commercial

Density

3.0 - 5.5 FAR*

*Density bonusing policy applies as identified in the Zoning Bylaw.

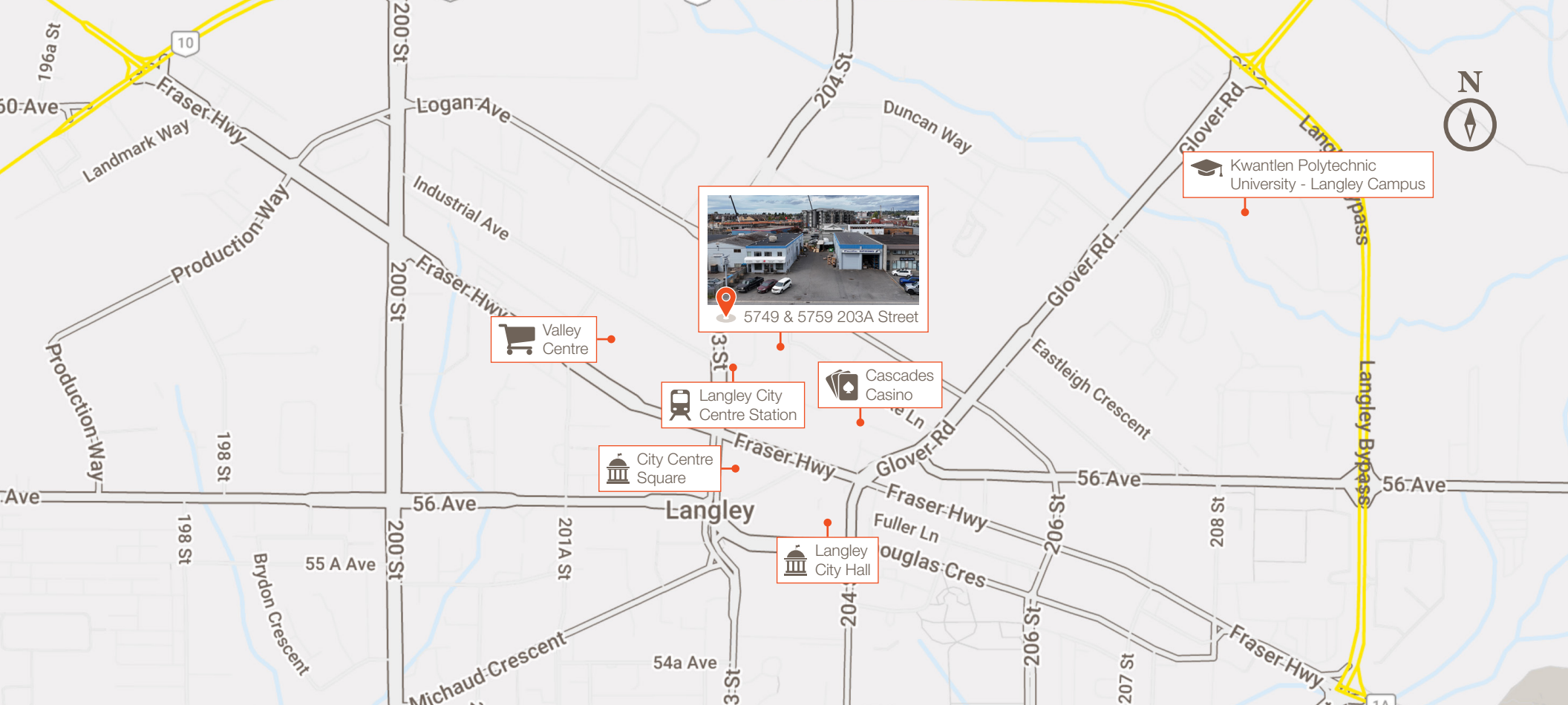


Redevelopment Potential

The future SkyTrain Station at 203 Street will be a powerful catalyst for significant redevelopment.

Vision

A high density, mixed use, transit-oriented hub which supports key destinations such as the Civic Centre and Downtown Langley core to create a complete, vibrant Downtown area.



Lennard:

Max Wiltshire Personal Real Estate Corporation
Vice President
D. 604.636.2641
mwiltshire@lennard.com

520-800 West Pender Street, Vancouver
604.636.2620
lennard.com

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

Macdonald COMMERCIAL

Derek Nystrom Personal Real Estate Corporation
Vice President
C. 604.644.8652
derek.nystrom@macdonaldcommercial.com

1827 West 5th Avenue, Vancouver
macdonaldcommercial.com