

SCHREDER
BROTHERS
REAL ESTATE GROUP

FUTURE WILLOWBROOK
SKYTRAIN STATION

TO HWY 1

LANGLEY BYPASS

200 ST

FRASER HWY

INDUSTRIAL WAY

FOR SALE

20010 Industrial Avenue
Langley, BC

Stand-Alone Industrial Building

- » Half-Acre Lot
- » Central Location
- » Significant Long-Term Upside
- » C2 (Service Commercial) Zoning

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Personal Real Estate Corporation

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PROPERTY INFO

LAND SIZE
0.505 Acres (21,954 ft²)

BUILDING SIZE
Office: 2,285 ft²
Warehouse: 5,912 ft²
Service Shop: 4,604 ft²
Total: 12,801 ft²

PROPERTY TAX
\$57,679.02 (2025)

ASKING PRICE
\$6,450,000
(\$503.87 per ft²)

ZONING

C2 (Service Commercial Zone)

Allows for a wide array of use including automotive sales and/or service, warehousing, light manufacturing, recreational facilities, veterinary clinics, assembly halls, auction houses, and much more.

POWER SUPPLY

3-Phase / 400-AMP / 240-Volt

*Purchaser to verify power supply suits their intended use

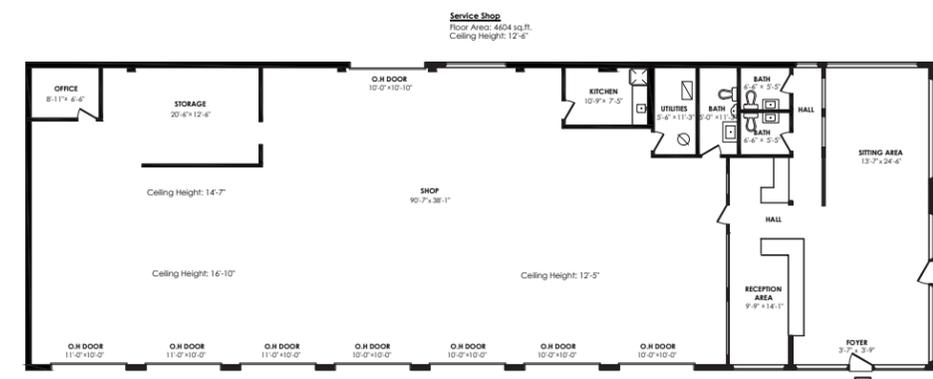
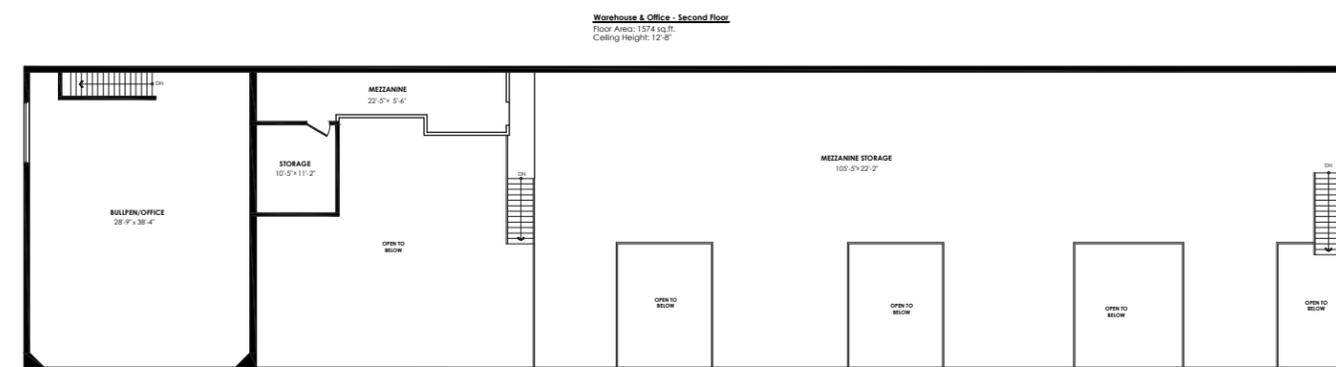
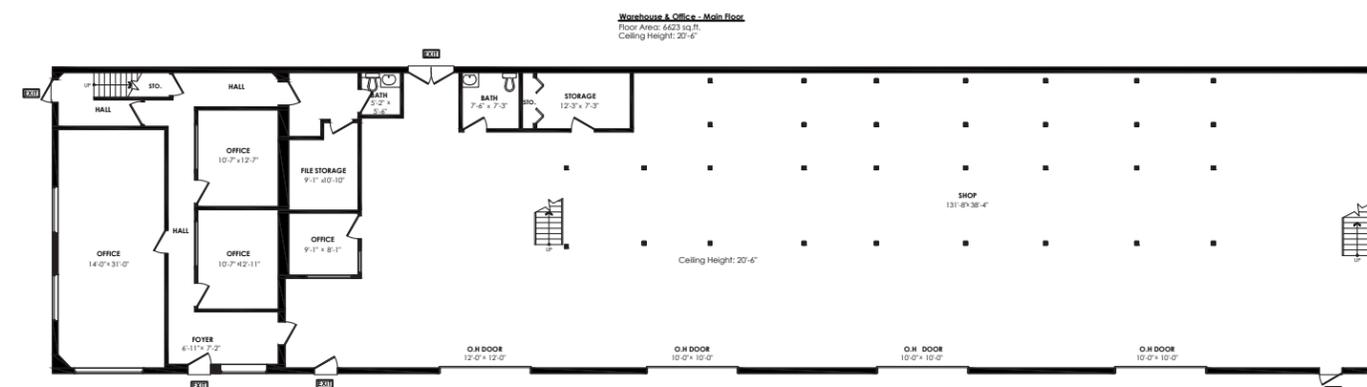


20010 Industrial Avenue (Langley, BC)

Centrally located in Langley City, this half-acre site offers an outstanding business location with incredible future upside in a rapidly evolving transit corridor. The 12,801 square foot building features a 4,604 square foot shop area with 7 service bays and prominent storefront space fronting 200th Street. The 5,912 square foot warehouse features 20'6" clear ceiling height accessed via 4 grade-level doors and is flanked by 2,285 square feet of finished office space. Designated as Transit-Oriented Core in the community plan, this property allows for a high-density mixed-use re-development and is strategically positioned halfway between the future Willowbrook and Langley City Centre SkyTrain stations.

The tire shop currently located on the premises is also available for purchase. Please inquire for details.

- » Flexible Zoning
- » Central Location
- » Significant Long-Term Upside



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

CLOVERDALE	13 MINS
WHITE ROCK	29 MINS
MAPLE RIDGE	30 MINS
ABBOTSFORD	33 MINS
SURREY	34 MINS
BURNABY	35 MINS
DELTA	40 MINS

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