

19638 FRASER HWY

MODERN

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Langley (City), BC

FOR SALE - TRANSIT ORIENTED REDEVELOPMENT OPPORTUNITY

CONFIDENTIAL EXECUTIVE SUMMARY

SITINGS REALTY LTD. SITINGS.CA / 604.684.6767 1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

SECTION 1: PROJECT SUMMARY

INVESTMENTS HIGHLIGHTS:

- 1.59 Acre high-density, transit oriented, mixed-use redevelopment opportunity with over 250' frontage on Fraser Hwy.
- Assembly potential of over 3 acres & 490' Fraser Hwy frontage.
- Directly serviced by the future Langley SkyTrain Extension (est. 2028 completion).
- OCP designation of up to 5.5 FAR density.

PROJECT SUMMARY:

Once in a lifetime opportunity to secure a high-density, transit-oriented, mixed-use redevelopment future site located on a margue intersection in the city of Langley. Positioned across from, Willowbrook Mall, Langley's premium shopping destination, 19638 Fraser Hwy offers buyers the opportunity to shape the future of development in Langley by creating a vibrant community where residents can live, work and play. In the near term, this property stable and scalable rental income in an area of high tenant-demand.



SALIENT FACTS

╬	<u>Civic Ad</u> 196th &
╬	<u>Site Area</u>
╬	Building
╬	Tenancy
₽	Asking P

SITE TENANTS







BIG GARY VACUUM

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ddress: 19638 Fraser Highway, Langley (City), BC, east of the Fraser Hwy Intersetion

a: 69,260 SF / 1.59 Acres

Size: 30,268 SF (2 Buildings)

: Fully leased

Price: contact Listing Agents for price guidance

- 4 Legal Address: Parcel "H" SEction 10 Township 8 New Westminster District Reference Plan 53318
 - OCP: Transit-Oriented Core / High Density-Mixed Use (See page 7)
- # Current Zoning: C2 - Service Commercial Zone
- # 2022 Property Tax: \$115,754.66 PSF
 - Link to Confidentiality Agreement



AREA TENANTS

WILLOWBROOK MALL

HUDSON'S BAY

CACTUS CLUB CAFE



BED BATH &

BEYOND

LAMINATE WAREHOUSE



T&T 大統華

Mountain

Equipment

AREA ATTRIBUTES



Located on Transit Hub



Central Retail Core



(国)

Walking Distance to All Amenities



Urban Lifestvle Development Opportunity

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ASSEMBLY SUMMARY



POTENTIAL BENEFIT OF ASSEMBLY

╬	City of Langley
╬	Maximum den
╬	FAR Analysis:

SITE - 1963 PID: 001-013

WEST - 1960 PID: 008-872

EAST - 1965 PID: 007-178

SW - 6050 PID: 006-20

SE - 602119 PID: 007-44

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+ Current C2 zoning has a build height limit of 50 ft.

+ Proposed OCP has density of 3 – 5.5 FSR with undefined height restrictions

ey indicates that the subject site (and neighbouring lots to West/SW) are not within Airport Zoning Regulations height restrictions.

nsity bonusing will require minimum development site size of 2.47 Acres (1 hectare).

		LOT INFORMATIO	N	FAR EXAMPLES*	
CIVIC ADRESS	LOT SIZE (ACRES)	LOT SIZE (SQ FT)	FRASER HWY FRONTAGE (FT)	3.0 FAR - BUILDABLE SF	5.5 FAR - BUILDABLE SF
38 Fraser Hwy, Langley BC 113-831	1.59	69,298	278.22'	207,894	381,139
1602 Fraser Hwy, Langley BC 372-562	1.03	44,720	67.59'	134,161	245.962
650 Fraser Hwy, Langley BC 78-310	0.62	26,992	147.97'	80.977	148.458
0 196 ST, Langley BC 200-532	0.22	9,707	-	29,120	53,387
196A ST, Langley BC 145-725	3.24	32,674	-	98,023	179,709
		141,010.82		550,175	1,008,655

*Buildable FAR analysis is for example purposes only

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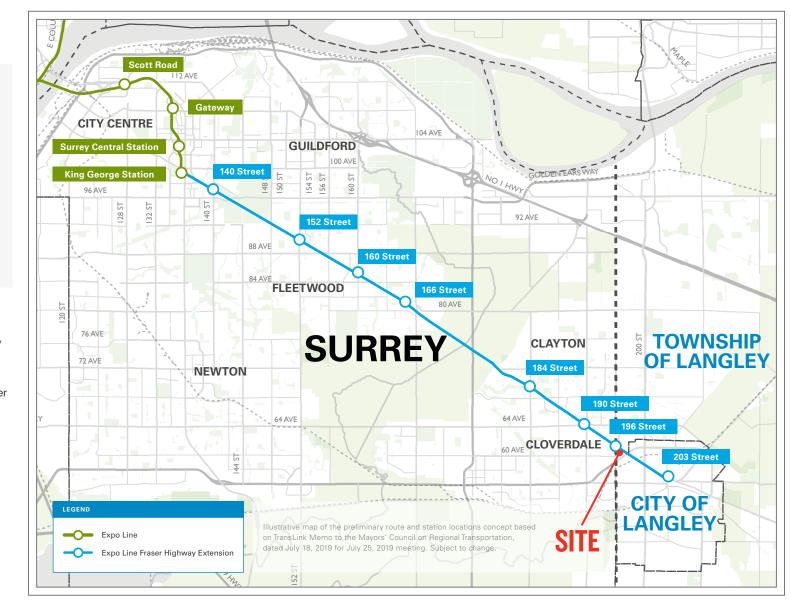
SITINGS XTEAM

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SURREY LANGLEY SKYTRAIN PROJECT

The Surrey Langley SkyTrain project will extend the Expo Line 16 km primarily along Fraser Highway from King George SkyTrain Station in Surrey to Langley City. It will improve regional connections and provide fast, frequent, and reliable transit service for people and businesses across Metro Vancouver, especially south of the Fraser River.

- Projected to move 6,800 passengers/ hour
- Langley-to-Surrey connection in under 25 minutes
- Langley-to-Downrown Vancouver connection in under 1 hour
- +8 new stations houses, including a station at Fraser Hwy and 196th St offering direct connection to the offered property



OCP - TRANSIT ORIENTED CORE (HIGH DENSITY MIXED-USE)

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

Link to additional information here

LAND USE DESIGNATIONS

Each parcel in the City is assigned a land use designation as shown in Map 3. The following table provides direction for the type of development allowed in each designation.

TRANSIT-ORIENTED CORE

PURPOSE	Create a vibra high densities proximity to fu existing high-
BUILDING TYPE & HEIGHT	Multi-storey b (Taller building properties not Zoning Regul by the Aerona Canada. Low may be requir Langley Regie Approach Sur
USES	 Mixed Use Multi-Unit Commerce
DENSITY	3.0 - 5.5 FAR *Density bonu identified in th

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OCP INFORMATION

- FSR density 3.0 - 5.5 FAR (Density bonusing policy applies as identified in the Zoning Bylaw).

- Mixed Use (Residential & Commercial) / Multi-Unit Residential / Commercial.

- Subject property falls outside the Airport zoning regulations.



ant transit-oriented area with s and a mix of uses in close uture SkyTrain stations, and frequency transit

ouildings up to 15 storeys. igs may be achieved on t located within the Airport lation (AZR) as mandated autics Act and Transport er maximum building heights red for properties within the ional Airport (YNJ) Outer and rfaces, according to the AZR)

e: Residential & Commercial t Residential

using policy applies as he Zoning Bylaw.

DESIGNATION OVERLAYS

This Plan's land use map (Map 3) includes several designation overlays which add further detail to a specific geographic area.

🔆 CORNER COMMERCIAL

Provides new neighbourhood commercial nodes for small scale shops and businesses to enhance walkability in residential neighbourhoods. Parcels marked by the Corner Commercial overlay may be developed as mixed use projects with commercial ground floor units.

🔆 NEW PARK AND OPEN SPACE

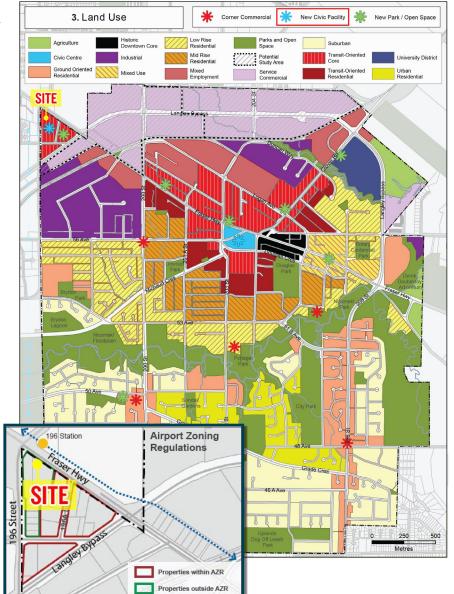
In places that are expected to experience significant growth, this overlay requires new development to contribute land towards new park and open space. This is a key component in the implementation of the OCP's Parks & Open Spaces Network (Map 11).

🔆 NEW CIVIC FACILITY

In anticipation of population growth, the areas identified for a new civic facility are intended to host community buildings that establish a civic, arts and/or cultural presence.

POTENTIAL STUDY AREAS

These are potential study areas of service commercial lands that, after further study, could potentially change to the Transit-Oriented Core land use around Fraser Highway, Highway 10 and 200 Street, and for potential industrial uses in the Langley Bypass corridor.



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