

For Sale

High-Exposure Retail Strip Centre with
Development Upside

8790 204 Street Langley, BC

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**Vancouver Investment & Development Advisors Group*

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The Opportunity

Rare opportunity to acquire a mixed-use property in Langley's sought-after Walnut Grove neighbourhood, situated just north of the Trans-Canada Highway. This site offers strong holding income with significant redevelopment potential.



Prime Langley location in Walnut Grove north of the Trans-Canada Highway



Potential for redevelopment with exposure to 88 Avenue



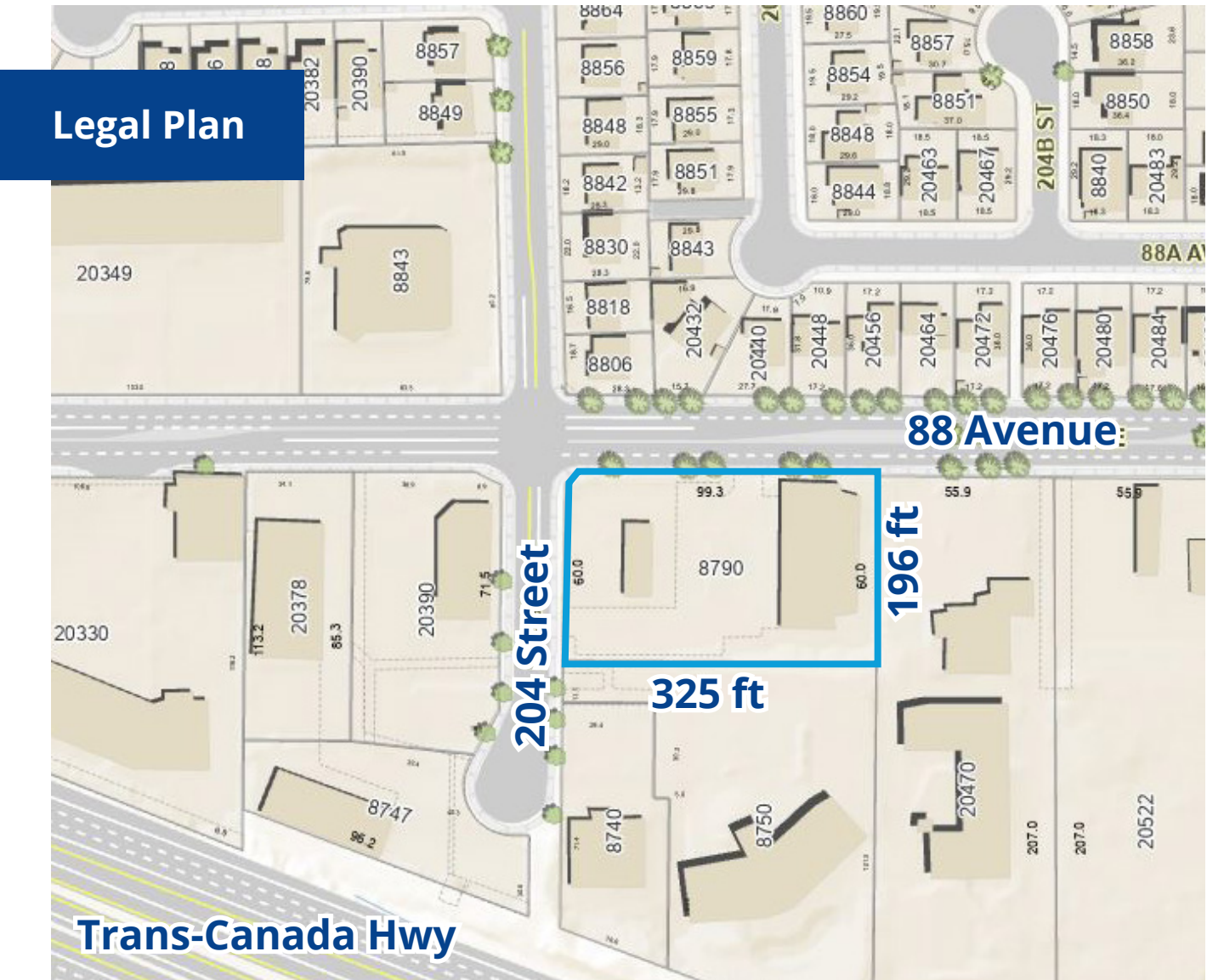
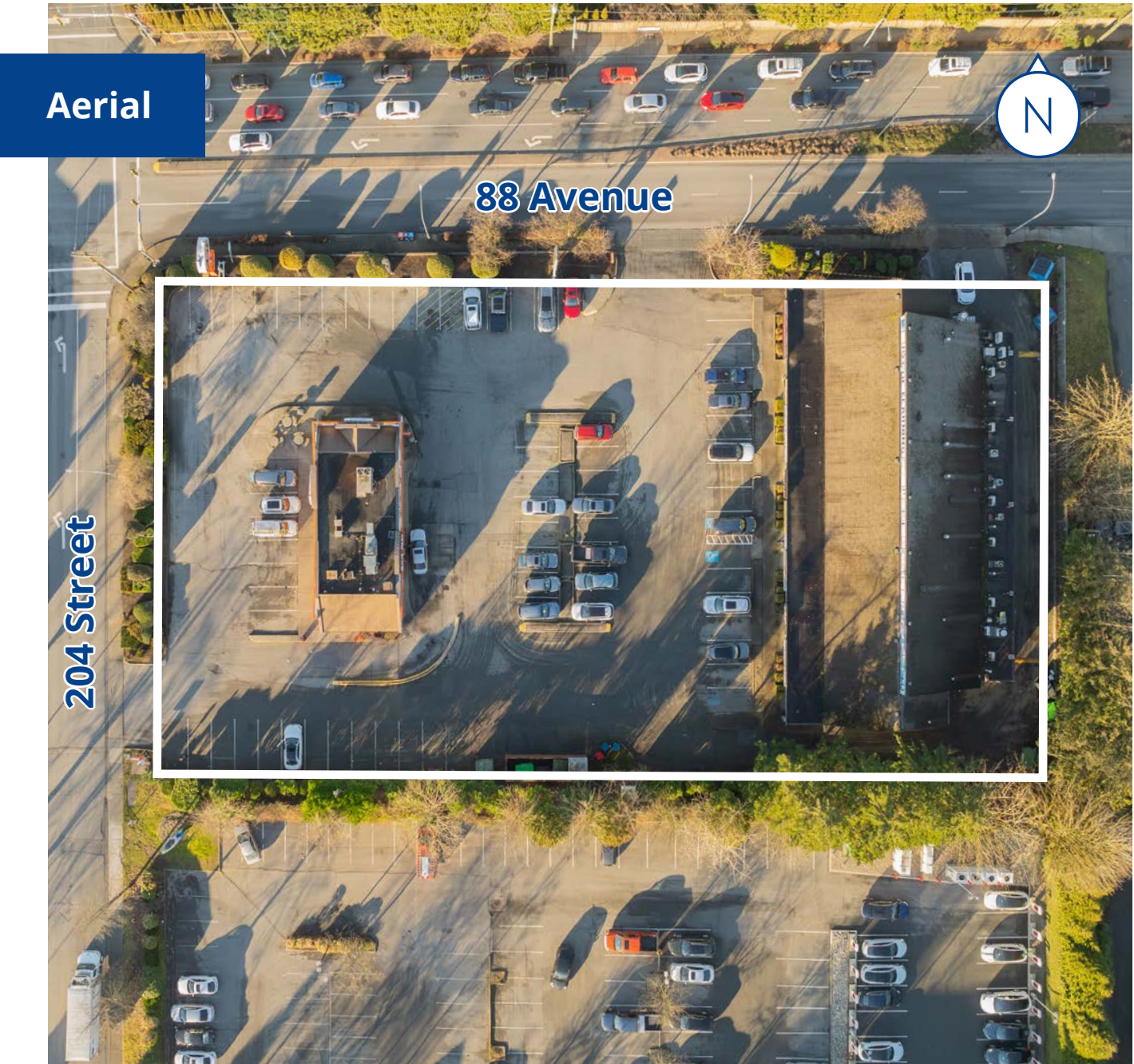
Strong holding income through rezoning



Property Overview

Salient Facts

Address	8790 204 Street, Langley, BC
PID	003-479-455
Location	Located on the southeast corner of 88 Avenue and 204 Street
Zoning	C2 - Community Commercial Zone, C-6 - Service Station Zone
Local Area Plan	Walnut Grove - Neighbourhood Commercial
Lot Area	64,076 SF (1.47 acres)
Gross Leasable Area	14,123 SF
Improvements	The site is improved with ample parking, a 2,200 SF standalone restaurant space leased by A&W, and a 11,923 SF two-storey retail and office building
Gross Taxes	\$85,682.84 (2024)
Stabilized Net Operating Income	\$372,975 (2025)
Total Assessed Value	\$8,404,000 (2025)



The Neighbourhood

Langley is centrally located in the heart of the Fraser Valley. Known for its convenient location, growing economy, and high quality of life, Langley offers a dynamic and attractive market for all demographics.

Walnut Grove is located just a short drive from Trinity Western University, making it a convenient area for students and faculty. In addition to its residential charm, the neighborhood offers a variety of amenities, including several golf courses like the prestigious Redwoods Golf Course. The historic village of Fort Langley is also close by, offering quaint shops, cafes, and cultural attractions. Walnut Grove’s location strikes a balance between suburban tranquility and access to these recreational and historical spots, making it an appealing area for a range of lifestyles.

The Surrey-Langley SkyTrain extension, expected to be completed by 2028, will further improve connectivity and stimulate economic growth. As Langley continues to expand and evolve, it is set to remain a key player in the commercial real estate market within Metro Vancouver.

Location Highlights – Drive Times

10

minutes

to Fort Langley

10

minutes

to Langley City Centre

30

minutes

to Abbotsford
International Airport



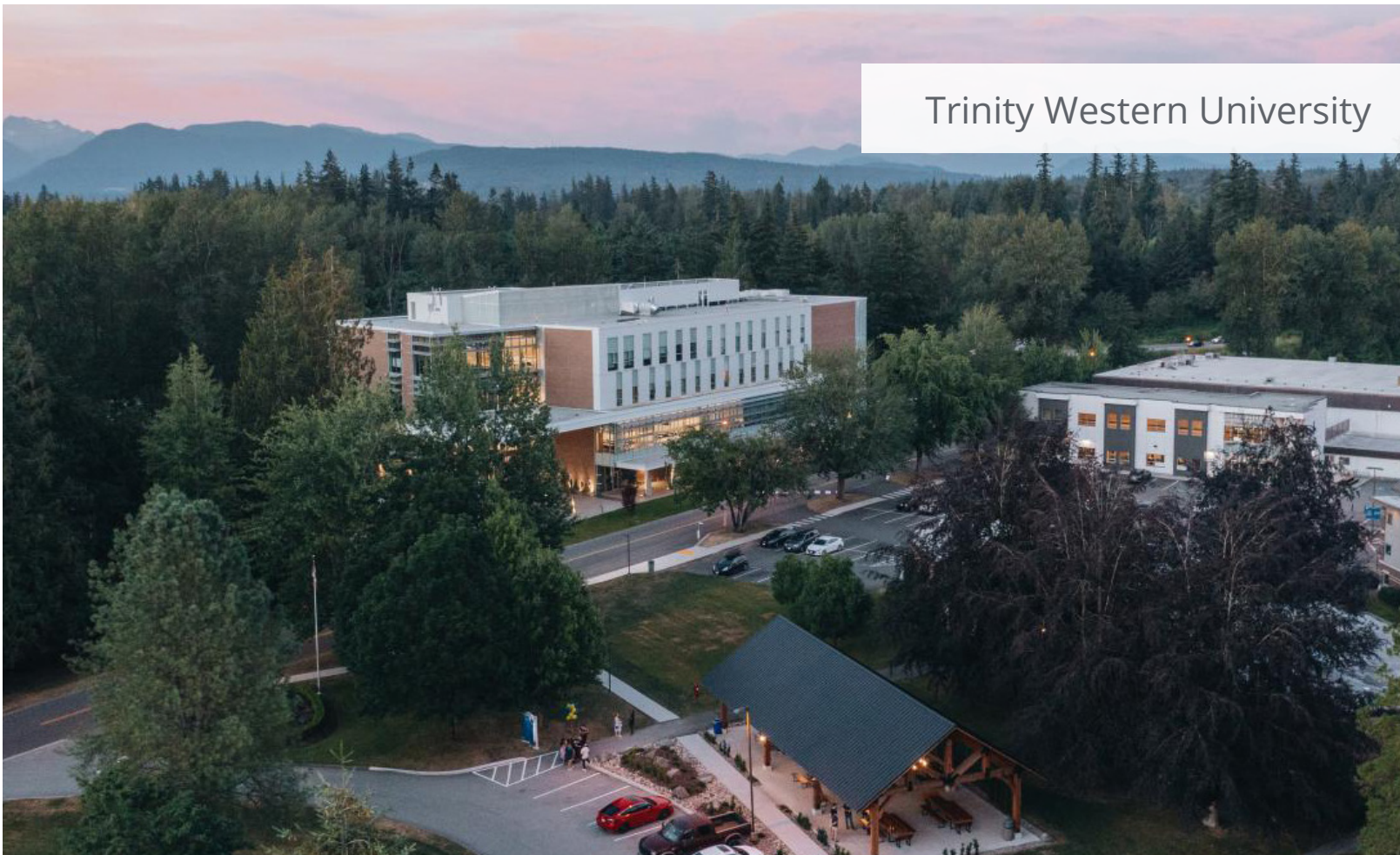
8790 204 Street



Redwoods Golf Course



Fort Langley Shopping



Trinity Western University

Surrounding Amenities

Subject Property

The property is surrounded by a variety of amenities, including restaurants, cafes, grocery stores, and several schools, all within walking distance. The neighborhood also offers parks, recreational facilities, and attractions such as the Cineplex Cinemas, Langley Sportsplex, and the Walnut Grove Community Centre.



GROCERY, RESTAURANTS, CAFES

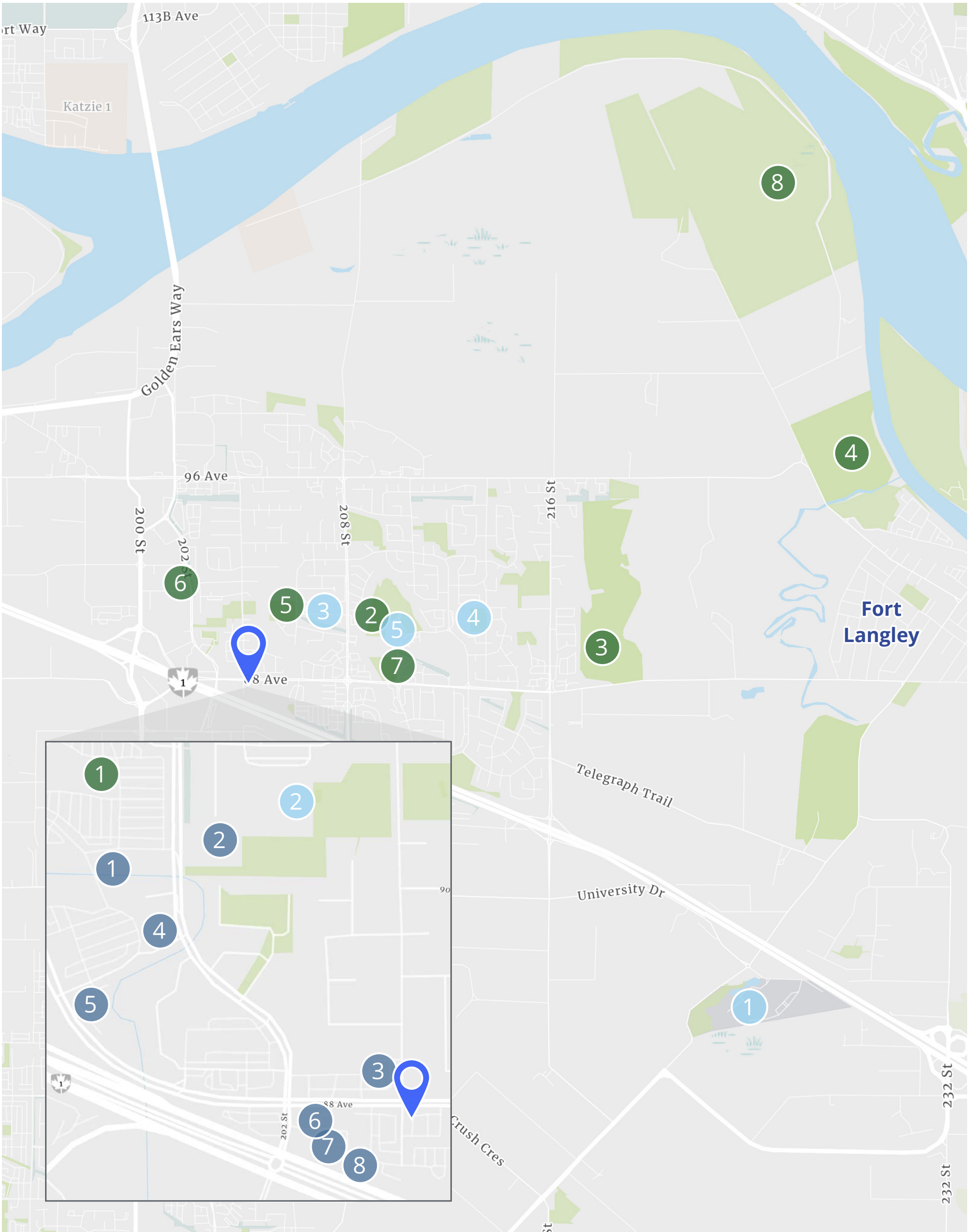
- 1. Fresh St. Market
- 2. The Keg
- 3. JJ Bakes
- 4. Browns Socialhouse
- 5. Starbucks
- 6. Gratia Cafe
- 7. COBS Bread
- 8. Kin's Farm Market

PARKS & RECREATION

- 1. Cineplex Cinemas
- 2. Walnut Grove Community Park
- 3. Redwoods Golf Course
- 4. Fort Langley Golf Course
- 5. McClughan Park
- 6. Langley Sportsplex
- 7. Walnut Grove Community Centre
- 8. Houston Trail

SCHOOLS

- 1. Trinity Western University
- 2. Dorothy Peacock Elementary
- 3. Gordon Greenwood Elementary
- 4. James Kennedy Elementary
- 5. Walnut Grove Secondary School



Land Use

Walnut Grove – Neighbourhood Commercial

Carvolth Frequent Transit Development Area

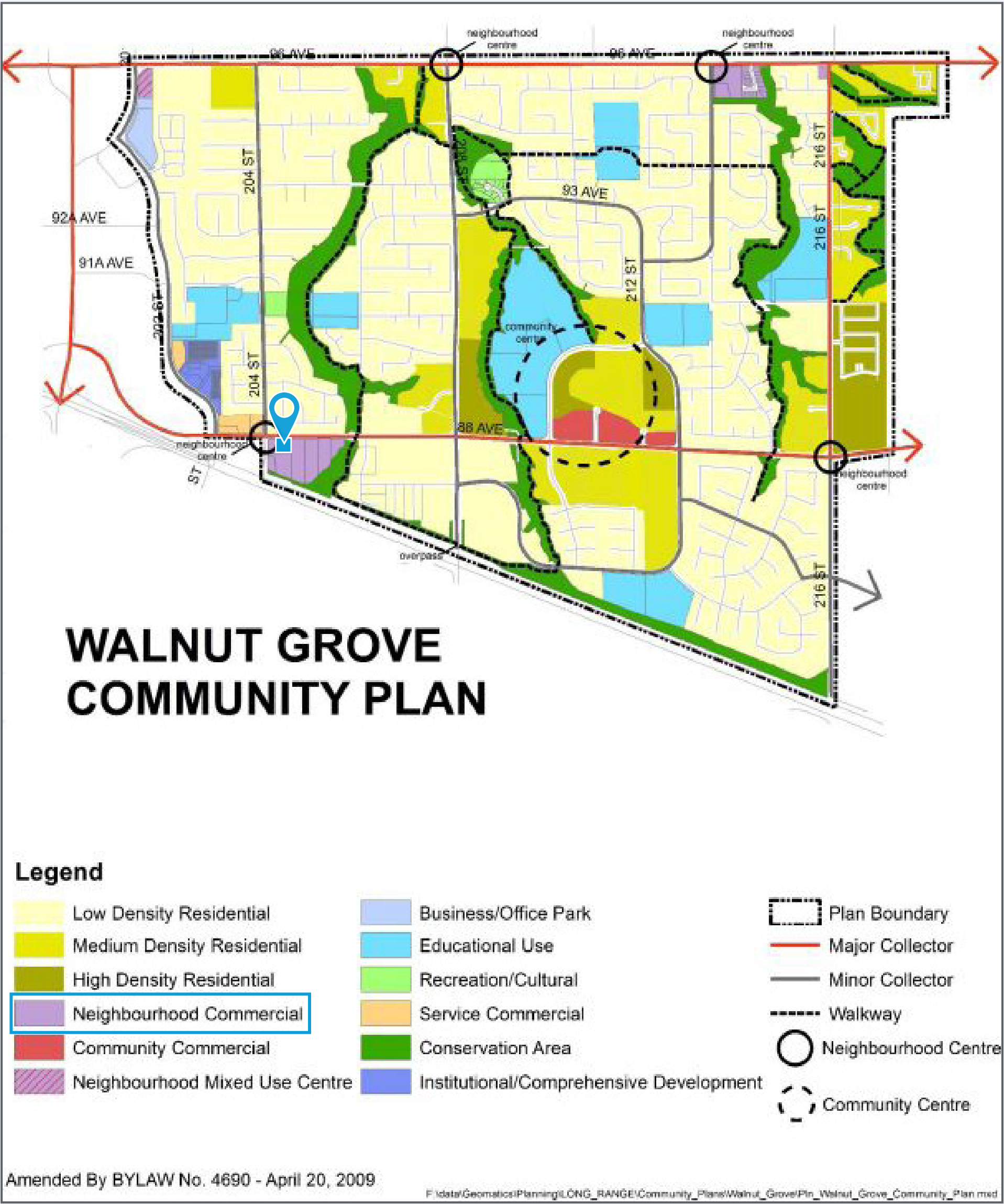
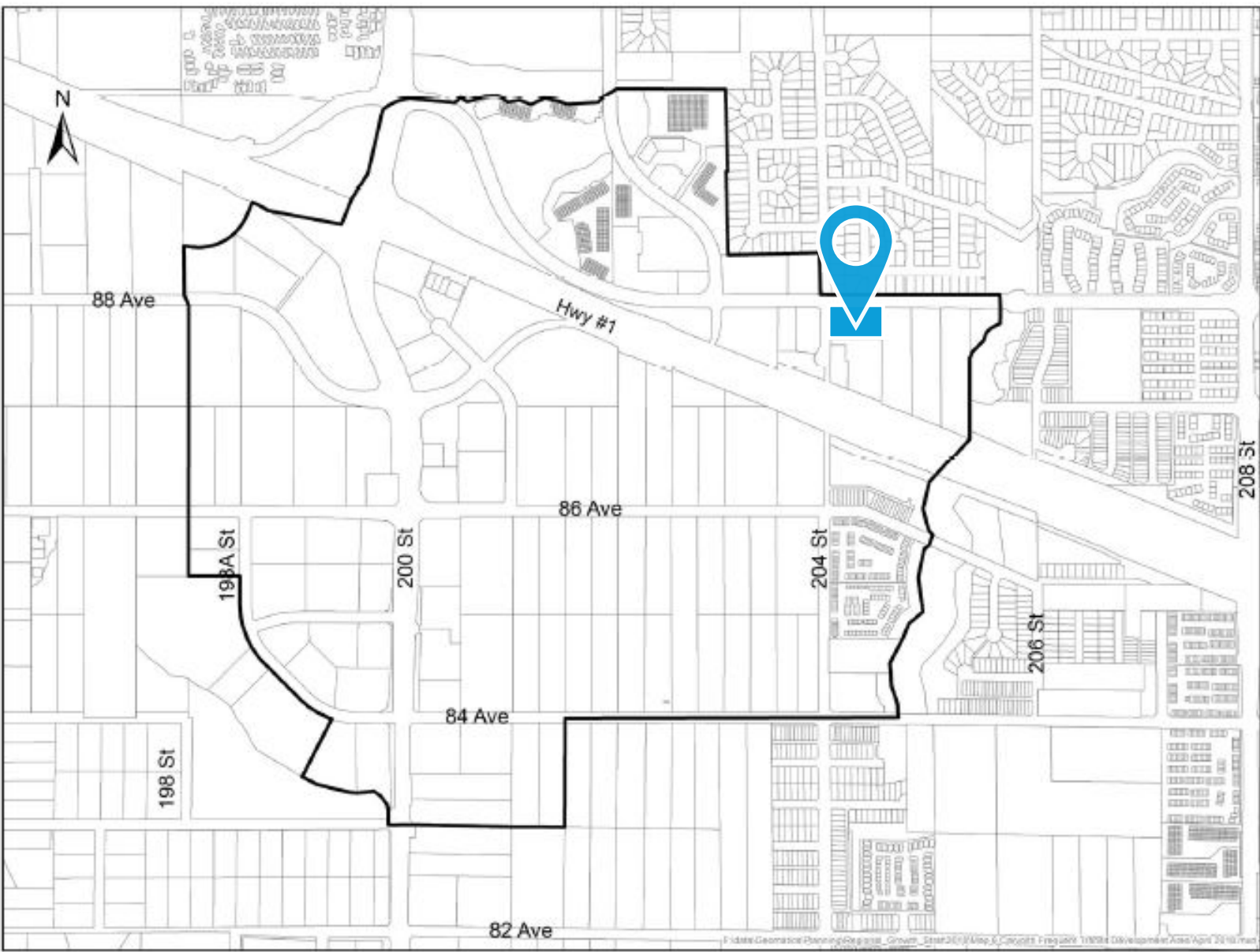
The subject property lies within the boundaries of the Carvolth Frequent Transit Development Area of the OCP. Within this area, higher density for residential and commercial is encouraged.

Mid-Rise Developments:

- 7-12 storeys
- 80 residential units per acre

High-Rise Developments:

- Over 12 storeys
- Over 80 units per acre



Amended By BYLAW No. 4690 - April 20, 2009

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Photo Gallery





Accelerating success.

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