

# FOR SALE



8956 264<sup>th</sup> Street, LANGLEY, BC

**Sutton** WestCoast Realty™  
You've found a home

4.18 Acres Waterfront Industrial



Subject property is located in beautiful Glen Valley, just west of Nathan Creek and the Glen Valley Regional Park

#### **About Langley**

The City of Langley is located in the center of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver with a population of approximately 2 million and the Fraser Valley Regional District with a population of approximately 200,000. Langley (Langley City: 25,000, Township of Langley: 95,000) is situated on the eastern edge of the Greater Vancouver Regional District and has a trading population of approximately 500,000 (within a 30 minute commute).

Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometers (30 miles) of Vancouver, the Port of Metro Vancouver and the Vancouver International Airport and is centrally located within 24 kilometers (15 miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.

**Address:** 8956 264th Street

**Legal:** DL 453 LD 36  
Parcel A, Group 2,  
PL 23256E

**PID:** 001-057-651

**Taxes:** \$45,982.84  
(2014)

**Lot Size:** 4.18 Acres

**Zoning:** M-5A Limited  
Industrial Zone

**Price:** *\$5,950,000.00*

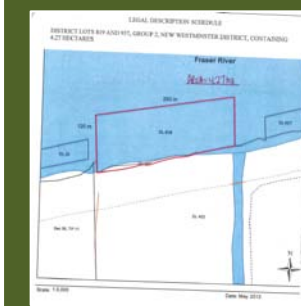
4.27 Hectare Water Lot Lease

Rental Rate of \$3,509.13 per annum





- Relatively Flat, 4.18 Acre Waterfront Lot
- Water Lot Lease
- Fire Hydrants on Property
- Office Mobile
- crush gravel
- 1,000 foot floating barge berth with pedestrian walk and remote control winch
- truck scale
- scale shack
- material loading conveyance from land to barge
- large (+/-) 54' x 148'4 warehouse
- (+/-) 34'6 x 93' implement/storage building

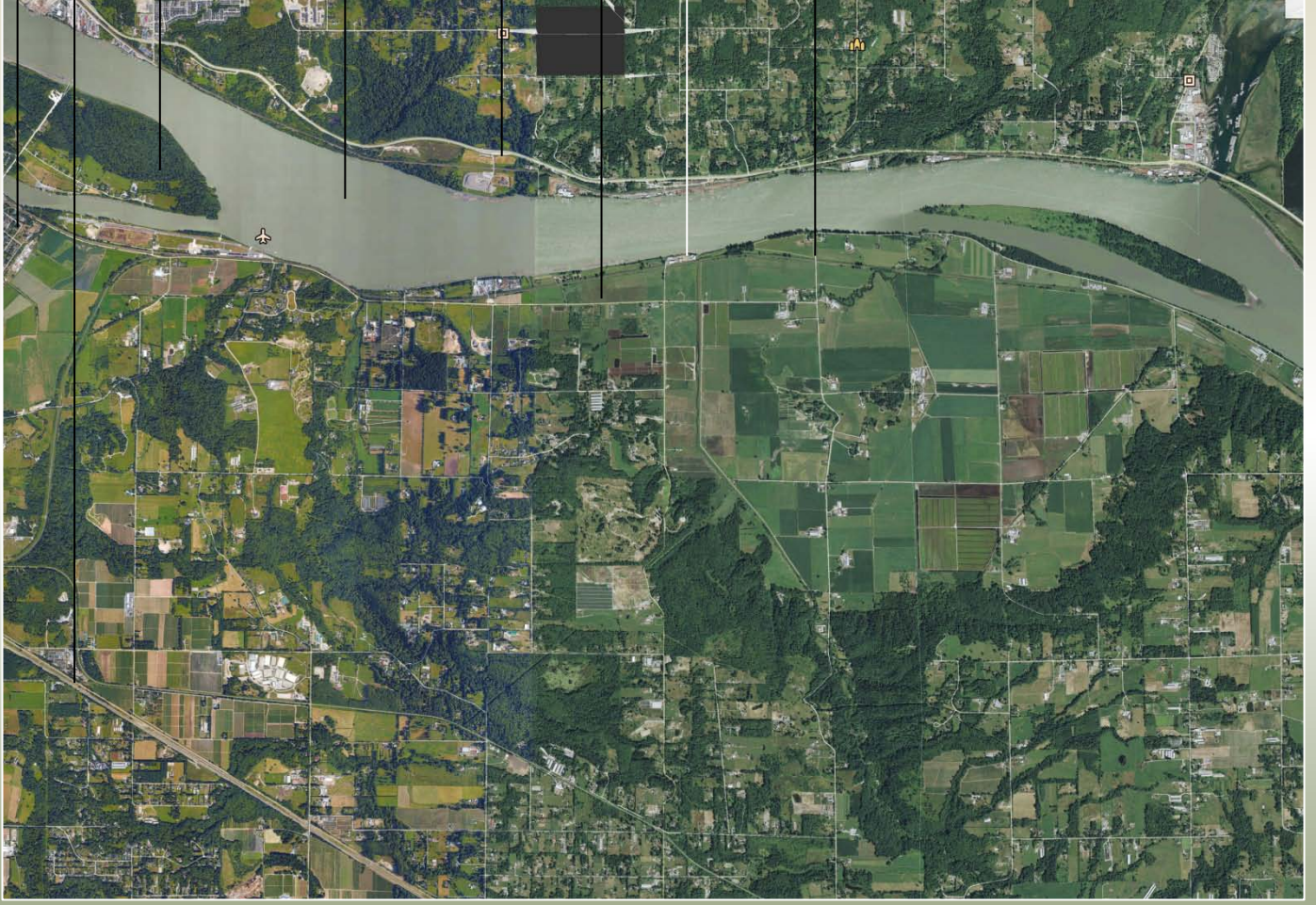


4.27 Hectare Water Lot Lease





Fort Langley  
Trans Canada Highway  
McMillan Island  
Fraser River  
Lougheed Highway  
88<sup>th</sup> Street  
8956 264<sup>th</sup> Street  
272<sup>nd</sup> Street



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