

FOR LEASE

115/120 - 23184 Fraser Highway, Langley, B.C.

3,446 SF HIGH-EXPOSURE CORNER COMMERCIAL UNIT FOR LEASE

NEW ASKING RATE



Alex Girling

Associate Director

(236) 986-8653

Alex.Girling@MarcusMillichap.com

Gareth Wintjes

Associate

(778) 915-1713

Gareth.Wintjes@MarcusMillichap.com

Marcus & Millichap

OPPORTUNITY

Presenting Units 115 and 120 at 23184 Fraser Highway, a rare opportunity to lease a highly visible corner unit within a freestanding service commercial building fronting Fraser Highway. The 3,446 SF* space offers excellent curb appeal, 2,722 SF of functional ground-floor area, complemented by 681 SF of mezzanine storage and two rear-grade loading doors for smooth operations and deliveries. Nine dedicated parking stalls, two front entrances, and dual access from Fraser Highway and 232 Street provide excellent convenience for customers, staff, and efficient loading.

C3 zoning accommodates a wide range of uses, including select retail, commercial recreation, veterinary clinics, home improvement centres, assembly, and educational facilities.

Located at the southwest corner of Fraser Highway and 232 Street, the property provides excellent exposure to ± 25,000 vehicles per day and convenient access to Langley City, Aldergrove, Highway 1, and Abbotsford.



HIGHLIGHTS



3,446 SF* Corner Unit



± 25,000 VPD



Front Access, Rear Grade Loading (x2)



9 Dedicated Parking Stalls



Lease Rate: \$20.00/sf \$19.00/sf **\$17.00/sf**

**NEW
RATE**

*Inclusive of 43 SF Mec/Elec Room Gross Up

23184 FRASER HIGHWAY, LANGLEY, B.C.

Marcus & Millichap

PROPERTY DETAILS

Civic Address: 23184 Fraser Highway, Langley, B.C.

Total Improved Area:	Ground Floor:	2,722 SF
	Storage Mezzanine:	681 SF
	Mec Room Gross Up:	43 SF
	Total:	3,446 SF

Grade Loading Doors: Two (2) Rear

Parking: 9 Designated Stalls

Vehicle Traffic Count: ~25,000 VPD

Notable Permitted Uses:

- Assembly
- Commercial Recreation
- Educational Facility
- Home Improvement Centre
- Select retail
- Veterinary Clinic
- Wholesale Distribution



4 KEY DETAILS

Availability: Immediate

Zoning: C3 - Service Commercial

Base Rent: \$20.00/sf \$19.00/sf **\$17.00/sf**

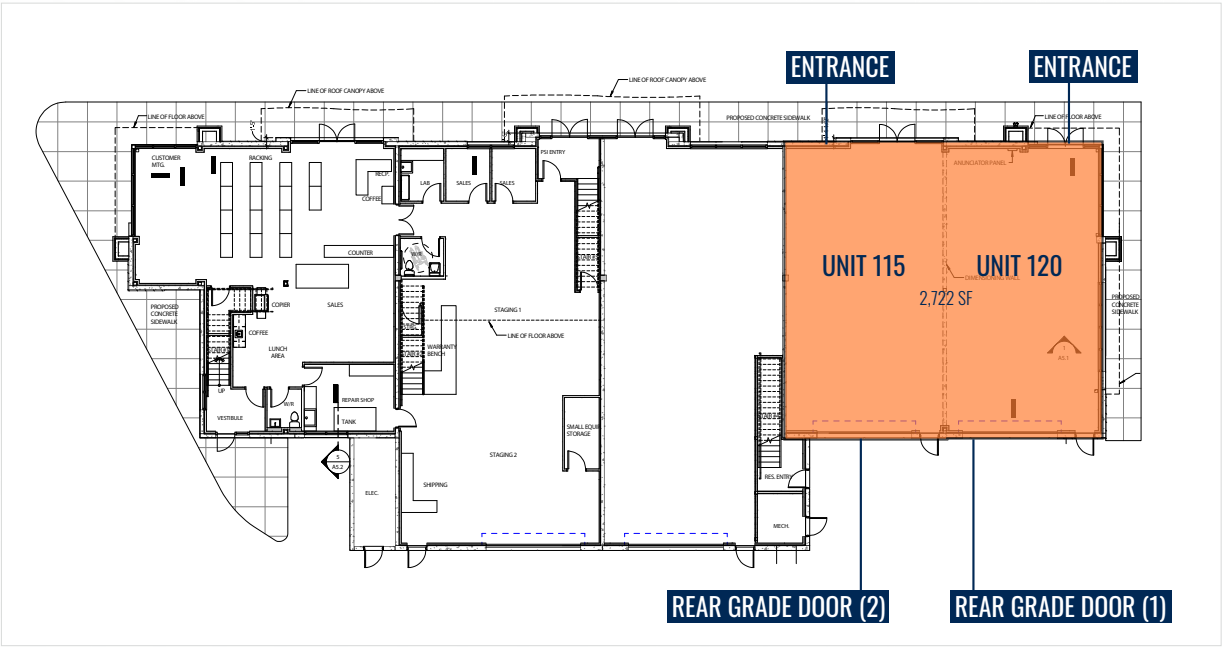
Additional Rent (est. 2026) \$8.00 PSF

23184 FRASER HIGHWAY, LANGLEY, B.C.

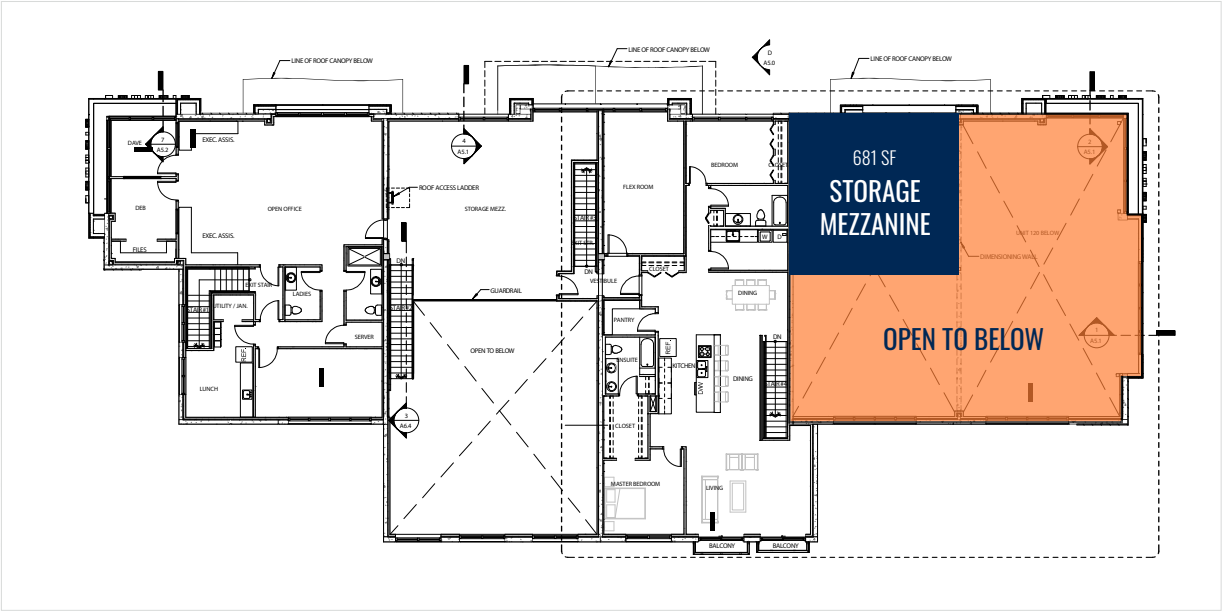
Marcus & Millichap

FLOOR PLAN

GROUND FLOOR
2,722 SF



STORAGE MEZZANINE
681 SF



ADDITIONAL PHOTOS



DRIVE TIMES

Situated along the busy Fraser Highway corridor in the Township of Langley, this corner unit offers exceptional exposure within a well-established and growing commercial node. The nearby intersection of 232 Street and Fraser Highway sees approximately 30,000 vehicles per day, ensuring excellent visibility and convenient connectivity throughout Langley and the broader Fraser Valley. Surrounded by a strong residential base, established neighborhood retail, and a growing industrial presence, the location is ideally suited for users seeking high exposure, easy access, and consistent consumer traffic within an evolving trade area.



Marcus & Millichap

Alex Girling

Associate Director

(236) 986-8653

Alex.Girling@MarcusMillichap.com

Gareth Wintjes

Associate

(778) 915-1713

Gareth.Wintjes@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, B.C. V6E 4M3

(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.