



5500 206 Street, Langley, BC

FOR SALE INVESTMENT/ OWNER USER

- ▶ 4,665 SF
- ▶ Prime Langley City corner location
- ▶ Seller willing to lease back, terms negotiable
- ▶ Availability to be negotiated



VALLEY COMMERCIAL TEAM

Gary Niesner*

Sales, Leasing & Investment

604 514 6832

garyn@naicommercial.ca

*Personal Real Estate Corporation

Angie MacDonald*

Sales, Leasing & Investment

604 514 6823

amacdonald@naicommercial.ca

*Personal Real Estate Corporation

NAI Commercial (Langley) Ltd.

20353 64th Avenue, Suite 214

Langley, BC V2Y 1N5

+ 1 604 683 7535

naicommercial.ca

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Langley, BC

Property Summary

Lot Size:	Approximately 0.22 acres
Gross building area:	Approximately 4,665 sq. ft.
Zoning:	C-1 Commercial
Legal Description:	Lot 270 District Lot 36 Group 2 New Westminster District Plan 62732
PID:	003-154-289
Year built:	Approximately 1982
Current use:	Medical office and two- bedroom residential suite
Parking:	Approximately 10 stalls plus attached carport
Gross Taxes:	\$30,219.64 (2026)
Asking Price:	\$2,975,000

Property areas and building information should be independently verified by purchasers.

Opportunity

An exceptional opportunity to acquire a freestanding, two-storey medical-office and residential property in the heart of Langley City.

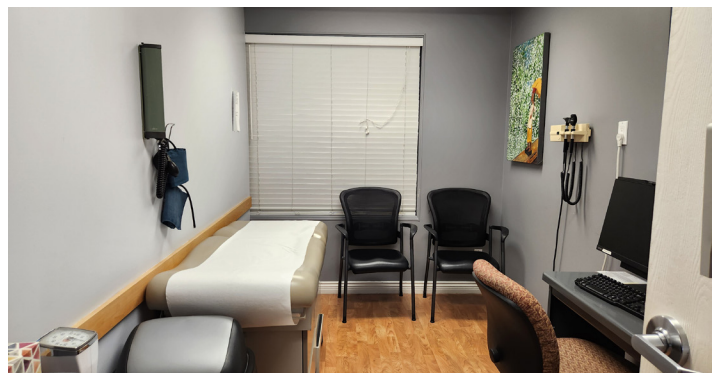
Situated on the northeast corner of 206 Street and Douglas Crescent, the property benefits from excellent visibility, convenient access and a central location directly adjacent to the amenities of Douglas Park.

The property includes established medical-office improvements, upper-floor professional and residential accommodation, an attached carport and ten surface parking stalls.

The current medical owner is prepared to enter into a leaseback arrangement on terms to be negotiated, providing immediate rental income while allowing the property to be held as a strategic long-term investment for future redevelopment.

Property Description

This two-storey building, which totals 4,665 sf is configured for medical and professional use, with reception and waiting areas, examination and treatment rooms, private offices and administrative space. The property includes an attached carport and approximately ten surface parking stalls—an important amenity for medical, professional and service-oriented users. The property is located within Langley City's evolving downtown growth area, close to the future Langley City Centre SkyTrain Station and transit exchange.



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