

FOR LEASE

5768 203 STREET

LANGLEY, BC



Langley Downtown Core just down the street from newly planned Rapid Transit station.

Parking front and back with secured fencing at rear for extra storage etc. Commercial tenants moving out by end of September 2023 at the latest.



604-704-8551
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



BUILDING HIGHLIGHTS

Lease Space

5,629 sqft

Land Size

11,138 sqft

Year Built

1988

Zoning

C2 - Service Commercial Zone
Designated Transit Oriented Core

Building Type

Commercial Mix, Residential Mix, Street-level Storefront

LEASE HIGHLIGHTS

Base Rent Per Annum

\$21.00/sqft

Lease Term

60 Months

Additional Rent, Estimated

\$5.25/sqft/annum

5768 203 STREET

FLOOR PLAN

5768 203 STREET

TITLE SEARCH

TITLE SEARCH PRINT

File Reference: Huber

Declared Value \$\$298,500.00

2023-07-31, 12:13:48

Requestor: Joel Schacter

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	AA98444E
From Title Number	Z159066E
Application Received	1987-05-29
Application Entered	1987-06-17
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	RUDOLF HUBER, BUSINESSMAN 21667-44TH AVENUE LANGLEY, BC
Taxation Authority	Langley, City of
Description of Land	
Parcel Identifier:	000-681-946
Legal Description:	LOT 22 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 6663
Legal Notations	
	ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 31.03.1976 UNDER NO. M26464 PLAN NO. 49871
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	BF10736
Registration Date and Time:	1992-01-13 12:44
Registered Owner:	CITY OF LANGLEY
Remarks:	L.T.A. SECTION 215
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

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Pending Applications

NONE

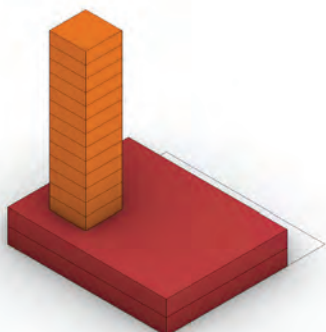
5768 203 STREET

**DESCRIPTION OF TRANSIT
ORIENTED CORE LAND USE
DESIGNATIONS**

LAND USE DESIGNATIONS

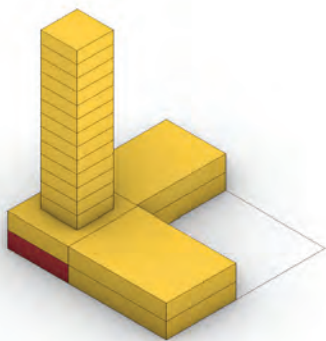
Each parcel in the City is assigned a land use designation as shown in Map 3. The following table provides direction for the type of development allowed in each designation.

TRANSIT-ORIENTED CORE



PURPOSE	Create a vibrant transit-oriented area with high densities and a mix of uses in close proximity to future SkyTrain stations, and existing high-frequency transit
BUILDING TYPE & HEIGHT	Multi-storey buildings up to 15 storeys. (Taller buildings may be achieved on properties not located within the Airport Zoning Regulation (AZR) as mandated by the Aeronautics Act and Transport Canada. Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Outer and Approach Surfaces, according to the AZR)
USES	<ul style="list-style-type: none"> • Mixed Use: Residential & Commercial • Multi-Unit Residential • Commercial
DENSITY	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

TRANSIT-ORIENTED RESIDENTIAL



PURPOSE	Create a high density residential area with limited ground level commercial within close proximity to future SkyTrain stations, and existing high-frequency transit.
BUILDING TYPE & HEIGHT	Multi-storey buildings up to 15 storeys. (Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Approach Surface, according to the AZR)
USES	<ul style="list-style-type: none"> • Mixed Use: Residential & Commercial • Multi-Unit Residential
DENSITY	2.5 - 4.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

5768 203 STREET

**COMMUNITY PLAN MAP
SHOWING LAND USE
DESIGNATIONS**

3. Land Use



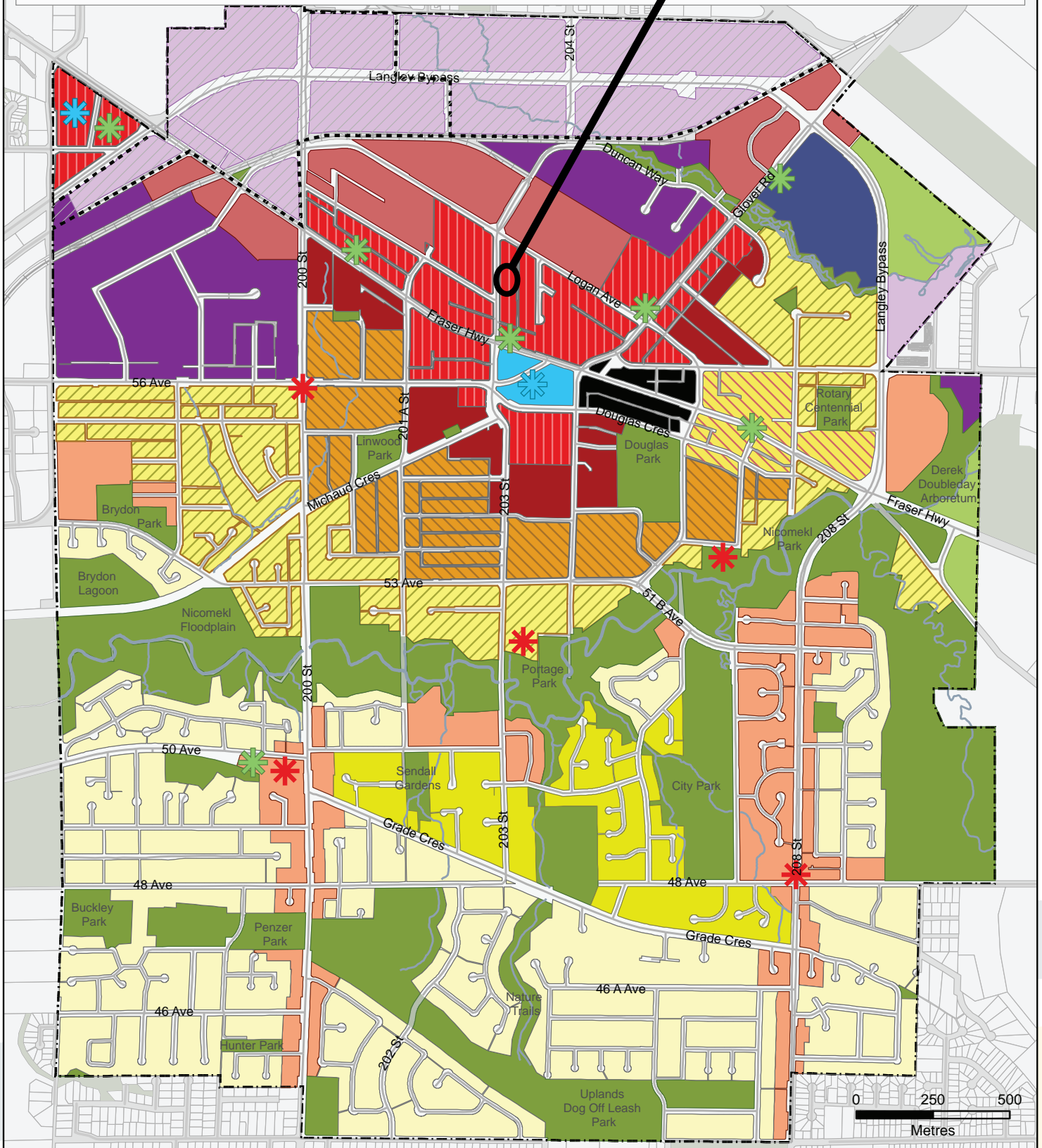
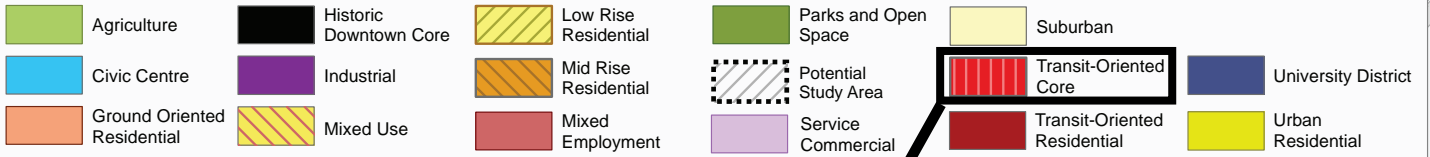
Corner Commercial



New Civic Facility



New Park / Open Space



5768 203 STREET

C2 SERVICE COMMERCIAL ZONE

B. C2 SERVICE COMMERCIAL ZONE

1. Intent

This Zone is intended to accommodate and regulate the development of service-oriented commercial uses and facilities which require large sites, exposure to Provincial Highways and Municipal/Regional Network Roads and are generally not accommodated in core commercial developments.

2. Permitted Uses

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Automotive Service.*
- (b) *Gasoline Station.*
- (c) *Retail Warehouse.*
- (d) *Automotive Sales and Rental.*
- (e) *Equipment Sales, Service and Rental.*
- (f) *Repair Shop.*
- (g) *Convenience Store.*
- (h) *Garden Centre.*
- (i) *Tourist Accommodation.*
- (j) *Eating Establishment.*
- (k) *General Service* uses limited to the following:
 - i) *Freight Depot;*
 - ii) *Courier Service; and*
 - iii) *Veterinary Clinic and Pet Grooming Salon.*
- (l) *Indoor Recreation Facilities.*
- (m) *Assembly Hall.*
- (n) *Office.*
- (o) *Accessory uses* limited to the following:
 - i) *Caretaker's dwelling unit.*
- (p) *Auction Use.*

3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

Minimum	
Lot Size	Lot Width
920 m ² [9,903.12 ft ²]	n/a

4. Size of Buildings and Structures

Building Type	Maximum	
	# Units	Height
<i>Principal Building</i>	n/a	15.0 m [49.21 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

5. Lot Coverage

All buildings and structures combined shall not cover more than ninety (90) % of the lot area.

6. Siting of Buildings and Structures

Building Type	Minimum Lot Line Setback			
	Front	Rear	Interior	Exterior
<i>Principal Building</i>	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

9. Special Regulations

- (a) *Auction Use* shall be permitted in an enclosed building (subject to BC Building Code and NFPA compliance), or outdoors on the subject lot.

10. Other Regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw, 1995 and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

ACTIVE
C8053875

5768 203 STREET
Langley City
Langley
V3A 1W3

For Lease
Industrial

Additional Property Types:
Industrial, Retail



Zoning: C2

Gross Prop Tax: \$32,000.00 Tax Yr: 2023 Sale Type: LEASE

MEASUREMENTS:

Space Avail. for Lse:	5,629	W/hse/Indust. Sq Ft:	
Subj. Space Width		Office Area Sq Ft:	
Subj. Space Depth:		Retail Area Sq Ft:	
Land Size Sq.Ft:		Mezzanine Sq Ft:	
Land Size Acres:	0.25	Other Area Sq Ft:	
Acres of Freehold		Main Resid. Sq Ft:	
Acres Leasehold		Min. Divisible Space:	2,500
Subj Prop Width ft.:	60.03	Max. Contig. Space:	5,629
Subj Prop Depth ft.:	185.69	Class of Space:	

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months: **60**
Is a Sub-lease?: **No**
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
Occupancy: **Vacant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	\$21.00
Est. Additional Rent / SF:	\$5.25
Basic Rent per Month:	\$8,750.00
Est. Add. Rent per Month:	\$2,187.50
Basic Rent per Annum:	\$105,000.00
Gross Rent per Annum/SF:	
Gross Rent per Month:	
Gross Rent per Annum:	

GENERAL BUILDING AND PROPERTY DETAILS:

Year Built:	1988	Construction:	Wood Frame	Power Type:	
# of Buildings:		Roof:			
# of Storeys:	2	HVAC:	Central A/C, Forced Air		
# of Elevators:		Building Type:	Commercial Mix, Residential Mix, Street-Level Storefront		
# Parking Spaces:	10+	Amenities:	Air Conditioning, Balconies, Lunchroom, Outside Storage, Paved Yard, Storefront, Visitor Parking, Washrooms Female/Male		
# of Docks:		Site Services:	Cable, Electricity, Garbage Collection, Lane, Natural Gas, Paved Streets, Telephone, Sanitary Sewer, Sewer - Storm, Street Lighting, Sidewalk		
# of Grade Doors:		Restrictions:	None Known		
# of Loading Doors:		Environmental Assess:	No	Comments:	
Class of Space:		Potential to Redevelop?	Yes	Comments:	Designated Transit Orientated Core

LEGAL: PL.6663 LT.22 DL.309 LD.36

elevation
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