

# INFORMATION PACKAGE

## 5768 203 STREET



### WITHIN YARDS OF THE PLANNED NEW RAPID TRANSIT STATION

Within yards of the planned new rapid transit station and large lot is designated 'Transit Oriented Core'! Fantastic upside on this property while collecting good revenue before redeveloping. Solid well built building on piles with steel beams. Lots of paved and secured parking off rear lane access. Excellent opportunity for a business owner to operate out of until ready to redevelop. 2 residential suites, each 3 beds above with large decks. Current commercial tenant moving out so will be vacant and ready for an owner/occupier or will easily rent out at \$21.00/SF triple net. Estimated net income approximately \$142,000 per year.

# \$4,900,000

MLS: C8053516  
TYPE: Industrial, Retail

# 5768 203 STREET

## PROPERTY VIEW











# 5768 203 STREET

## BUILDING HIGHLIGHTS

### **Subject Space Size**

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

# 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\*\***

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

**TITLE SEARCH PRINT**

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**Pending Applications**

NONE



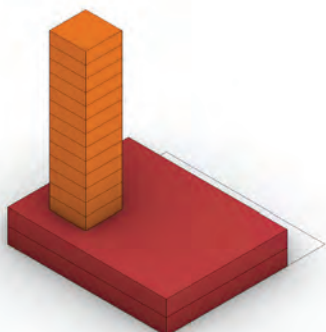
# 5768 203 STREET

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

# LAND USE DESIGNATIONS

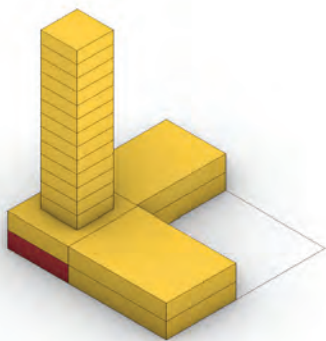
Each parcel in the City is assigned a land use designation as shown in Map 3. The following table provides direction for the type of development allowed in each designation.

## TRANSIT-ORIENTED CORE



<b>PURPOSE</b>	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
<b>BUILDING TYPE &amp; HEIGHT</b>	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)
<b>USES</b>	<ul style="list-style-type: none"> <li>• Mixed Use: Residential &amp; Commercial</li> <li>• Multi-Unit Residential</li> <li>• Commercial</li> </ul>
<b>DENSITY</b>	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

## TRANSIT-ORIENTED RESIDENTIAL



<b>PURPOSE</b>	Create a high density residential area with limited ground level commercial within close proximity to future SkyTrain stations, and existing high-frequency transit.
<b>BUILDING TYPE &amp; HEIGHT</b>	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)
<b>USES</b>	<ul style="list-style-type: none"> <li>• Mixed Use: Residential &amp; Commercial</li> <li>• Multi-Unit Residential</li> </ul>
<b>DENSITY</b>	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



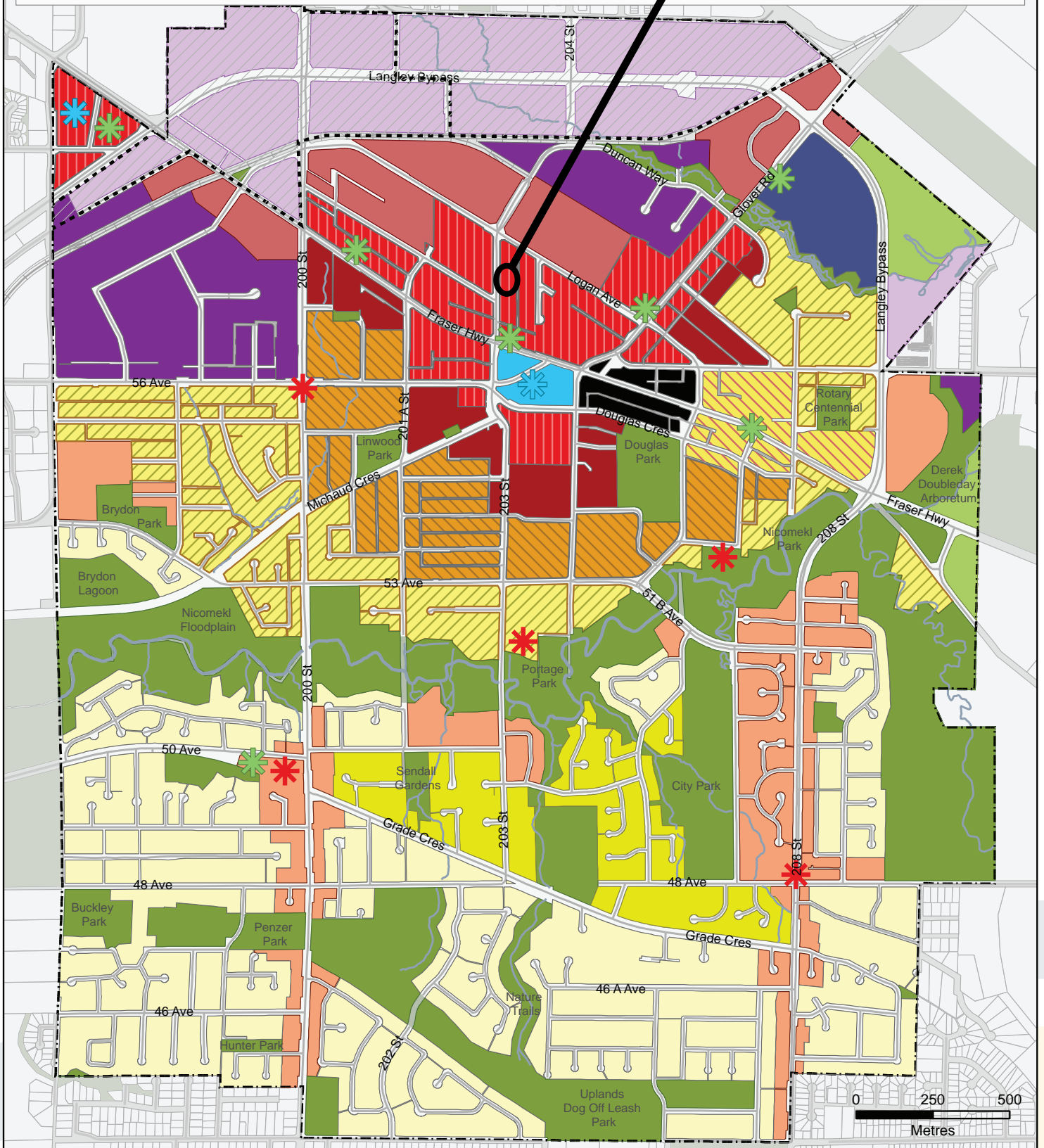
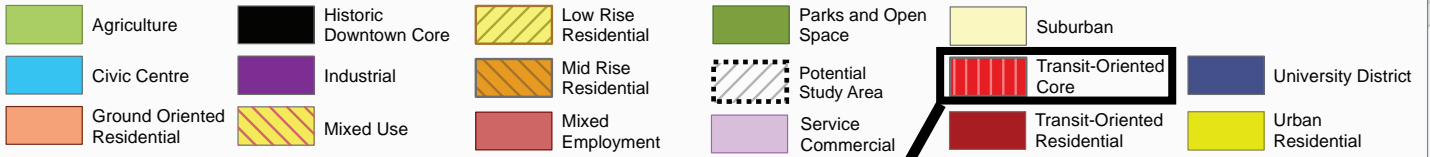
Corner Commercial



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:

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

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<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**

	<b>Minimum Lot Line Setback</b>			
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<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**  
C8053516

**5768 203 STREET**  
Langley City  
Langley  
V3A 1W3

**For Sale**  
**Industrial**  
For Sale Price: **\$4,900,000**

Additional Property Types:  
**Industrial, Retail**



Zoning: **C2 SERVIC...** Gross Prop Tax: **\$32,000.00** Tax Yr: **2023** Sale Type: **Asset**  
P.I.D.#: **000-681-946** Building/Complex Name:

#### MEASUREMENTS:

Subj. Space Sq.Ft:	<b>5,629</b>	Space Avail for Lse:	<b>5,629</b>
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	
Land Size Sq. Ft.	<b>11,138.00</b>	Retail Area Sq. Ft:	
Land Size Acres:	<b>0.25</b>	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:	<b>60.03</b>	Min. Divisible Space:	
Subj Prop Depth ft.:	<b>185.69</b>	Max. Contig. Space:	<b>5,629</b>

#### BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:		# of Docks	
# of Storeys:	<b>2</b>	# of Grade Doors:	
# of Elevators:		# of Loading Doors:	
# Parking Spaces:	<b>10</b>	Clear Ceiling Ht (ft):	
Year Built:	<b>1988</b>	Class of Space:	
Building Type:	<b>Commercial Mix, Residential Mix, Street-Level Storefront</b>		

Construction Type: **Other**

Potential to Redevelop? **Yes**  
**Designated Transit Orientated Core**  
Environ. Assess.Done? **No**

Comments:

Comments:

#### 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**  
First Nat.Res:  
Occupancy: **Vacant**

#### MULTI-FAMILY DETAILS:

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts: **2**  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:

APOD Cap Rate

#### NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:

Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

#### BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:  
  
Minor Business Type:  
  
Business Name (d.b.a.):  
  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
  
Major Use Description:

**GOT ANY QUESTIONS ABOUT  
THE REAL ESTATE MARKET?**

**Let's connect!**

**JOEL & TYLER SCHACTER**

\*PERSONAL REAL ESTATE CORPORATION

[info@elevationrealestate.ca](mailto:info@elevationrealestate.ca)

**604-704-8551**

**RE/MAX** Treeland Realty

