

FOR LEASE

COMMERCIAL LAND



22887 Fraser Highway

Langley Twp, BC

SUBJECT PROPERTY



Khash Raeisi*, Founder

(778) 987-7029

khash@iciconic.com

*Personal Real Estate Corporation

 **STONEHAUS**
REALTY

Property Overview

Iconic Properties Group is pleased to present approximately **5,000 SF** of vacant yard space for lease at 22887 Fraser Highway in Langley Township. **Zoned C-3 Service Commercial**, the available portion of the property was previously used for automotive purposes and is suitable for a range of automotive, contractor, equipment, and other service commercial uses. The site offers pylon signage and prominent exposure to high traffic volumes along Fraser Highway.

SALIENT FACTS

ADDRESS	22887 Fraser Hwy, Langley Twp, BC V2Z 2T3
ZONING	C-3 - Service Commercial Zone
SITE AREA	~5,000 SF
TAXES (2025)	\$31,226.35
LEASE RATE	Contact listing agent

HIGHLIGHTS



±5,000 SF Vacant Yard

Flexible outdoor space suitable for automotive, contractor, equipment, and service commercial users.



C-3 Service Commercial Zoning

Permits a broad range of automotive and commercial service uses.



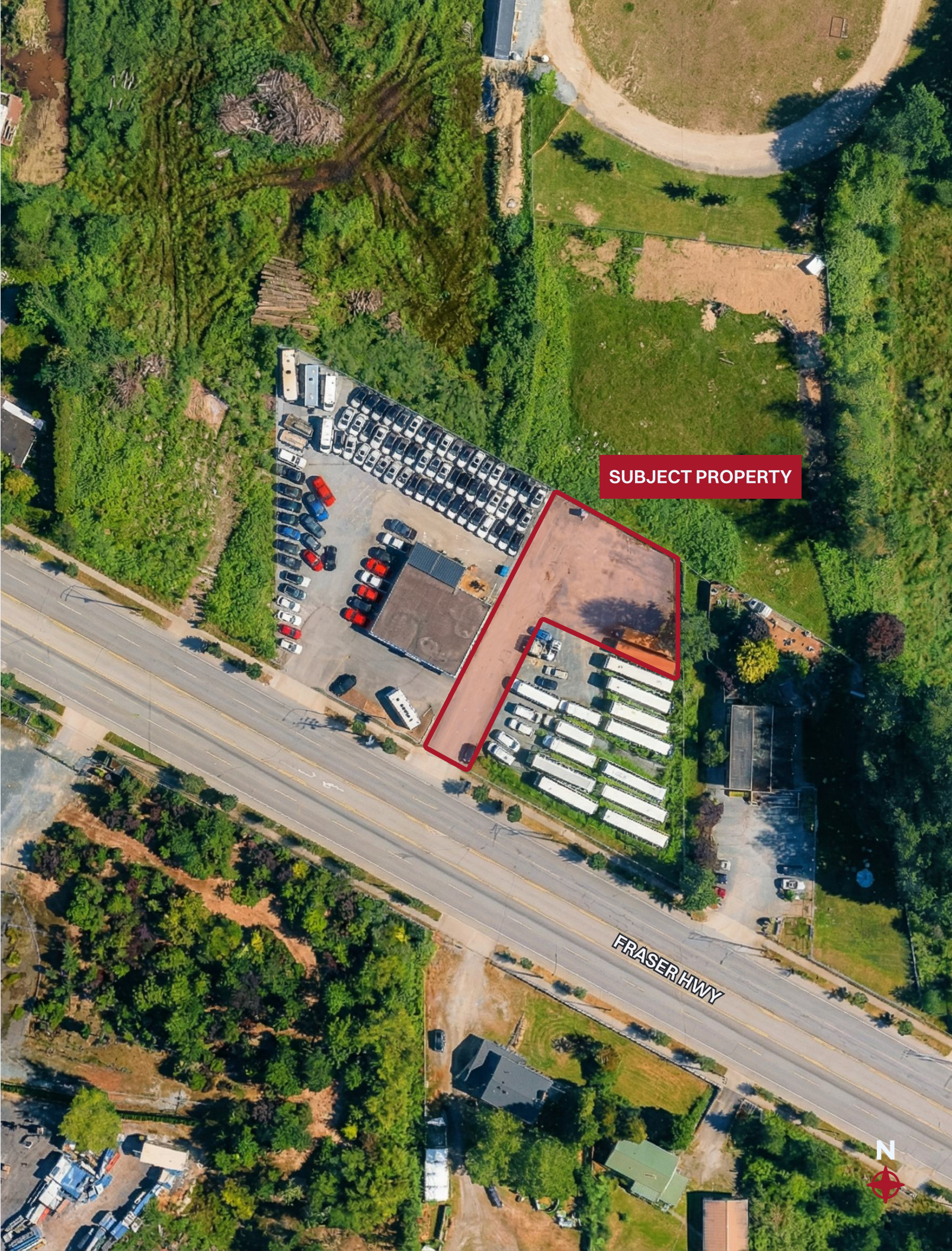
High-Exposure Fraser Highway Location

Prominent frontage along a well-travelled commercial corridor in Langley Township.



Pylon Signage Opportunity

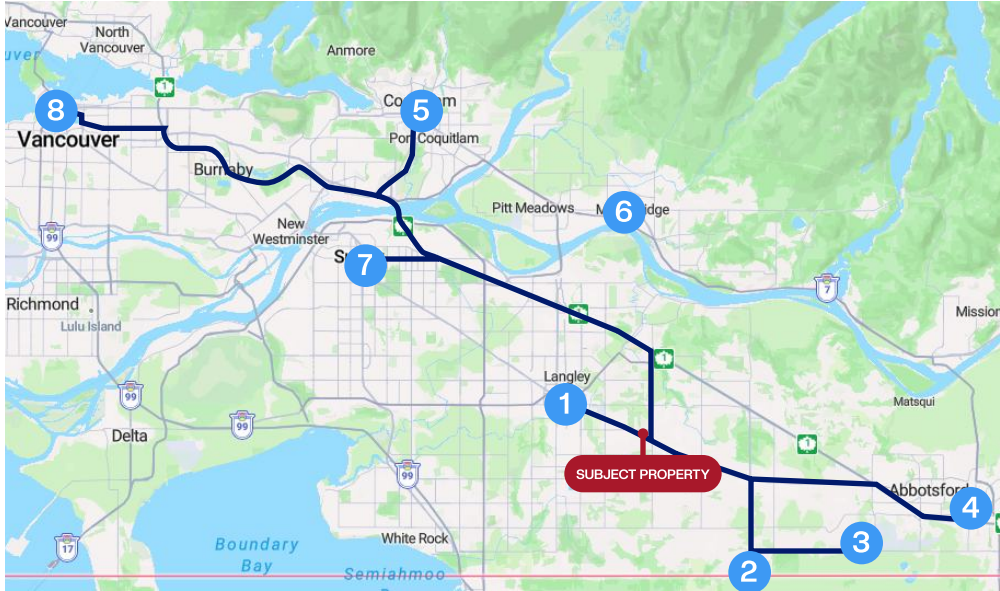
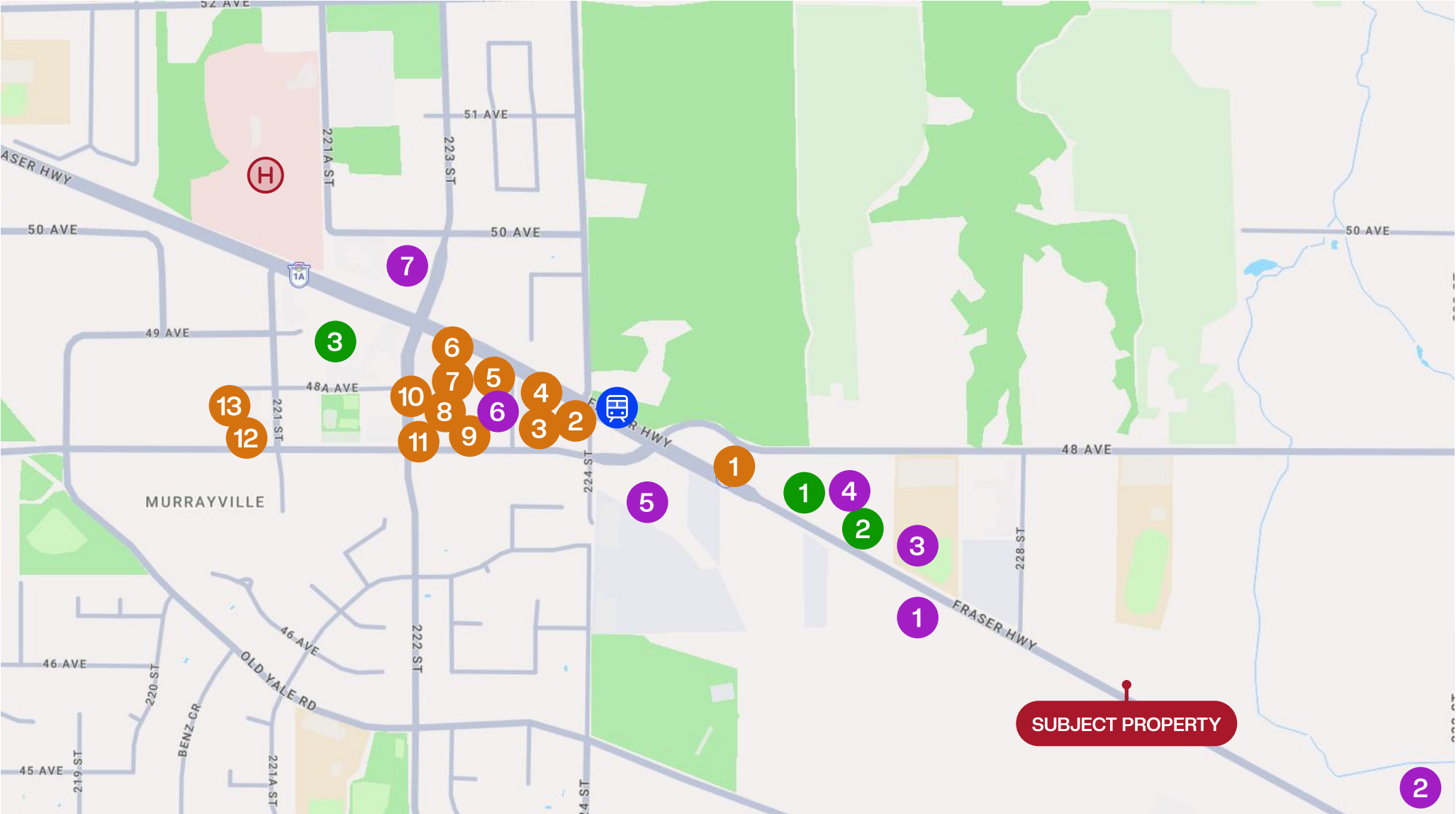
Excellent visibility and branding potential for businesses seeking a strong roadside presence.



Location Overview

Strategically located along Fraser Highway in Langley Township, 22887 Fraser Highway offers strong connectivity throughout the Fraser Valley and Metro Vancouver and is just minutes from Highway 1, providing efficient east-west access across the region. The property is approximately 15 minutes from both Langley City and the Aldergrove-Lynden US Border crossing, 25 minutes from Abbotsford International Airport, and 30 minutes from Abbotsford. Maple Ridge is accessible in approximately 45 minutes and Coquitlam in 40 minutes, while Surrey City Centre is approximately 60 minutes away and Vancouver is within roughly 90 minutes, positioning the site for convenient regional servicing and trade connectivity.

Key Destination	Approx. Driving Time
1 Langley City	15 minutes
2 US Border Aldergrove-Lynden	15 minutes
3 Abbotsford International Airport	25 minutes
4 Abbotsford	30 minutes
5 Coquitlam	40 minutes
6 Maple Ridge	45 minutes
7 Surrey City Centre	60 minutes
8 Vancouver	90 minutes



RESTAURANTS & CAFES

- 1. Tim Hortons
- 2. Nikko Sushi
- 3. All About Pho
- 4. Subway
- 5. Ricky's All Day Grill
- 6. Hitori Japanese Restaurant
- 7. Mary Brown's Chicken
- 8. The Joy of Coffee
- 9. Quiznos
- 10. Flavr Ice Cream
- 11. A&W
- 12. Ko's Sushi Langley
- 13. Murrayville Town Pub

RETAIL & SERVICES

- 1. Ralph's Farm Market
- 2. Precision Auto Service
- 3. HPA Motorsports
- 4. Big Box Outlet Store
- 5. S2S Motorsports
- 6. Murrayville Square
 - a. Pharmasave
 - b. Westland Insurance
 - c. Dollarama
 - d. IGA
 - e. TD Canada Trust
 - f. Murrayville Animal Hospital
- 7. Canada Post

RECREATION & COMMUNITY

- 1. Anytime Fitness
- 2. Redline Conditioning
- 3. WC Blair Recreation Centre

22887 FRASER HWY

LANGLEY MEMORIAL HOSPITAL

BUS STOP

22887 Fraser Highway

Langley Twp, BC



Khash Raeisi*

Founder

(778) 987-7029

khash@iiconic.com

*Personal Real Estate Corporation

NOTHING BUT ICONIC

Copyright © 2026 Iconic Properties Group by Stonehaus Realty. This document is for advertising and general information purposes only. While believed to be accurate, Iconic Properties Group makes no guarantees or warranties regarding the information provided. Interested parties should conduct their own due diligence. Iconic Properties Group is not liable for any loss or damages arising from the use of this document. This publication remains the copyrighted property of Iconic Properties Group and/or its licensors.

