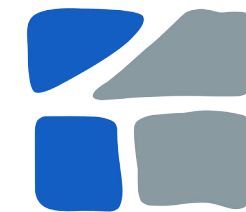
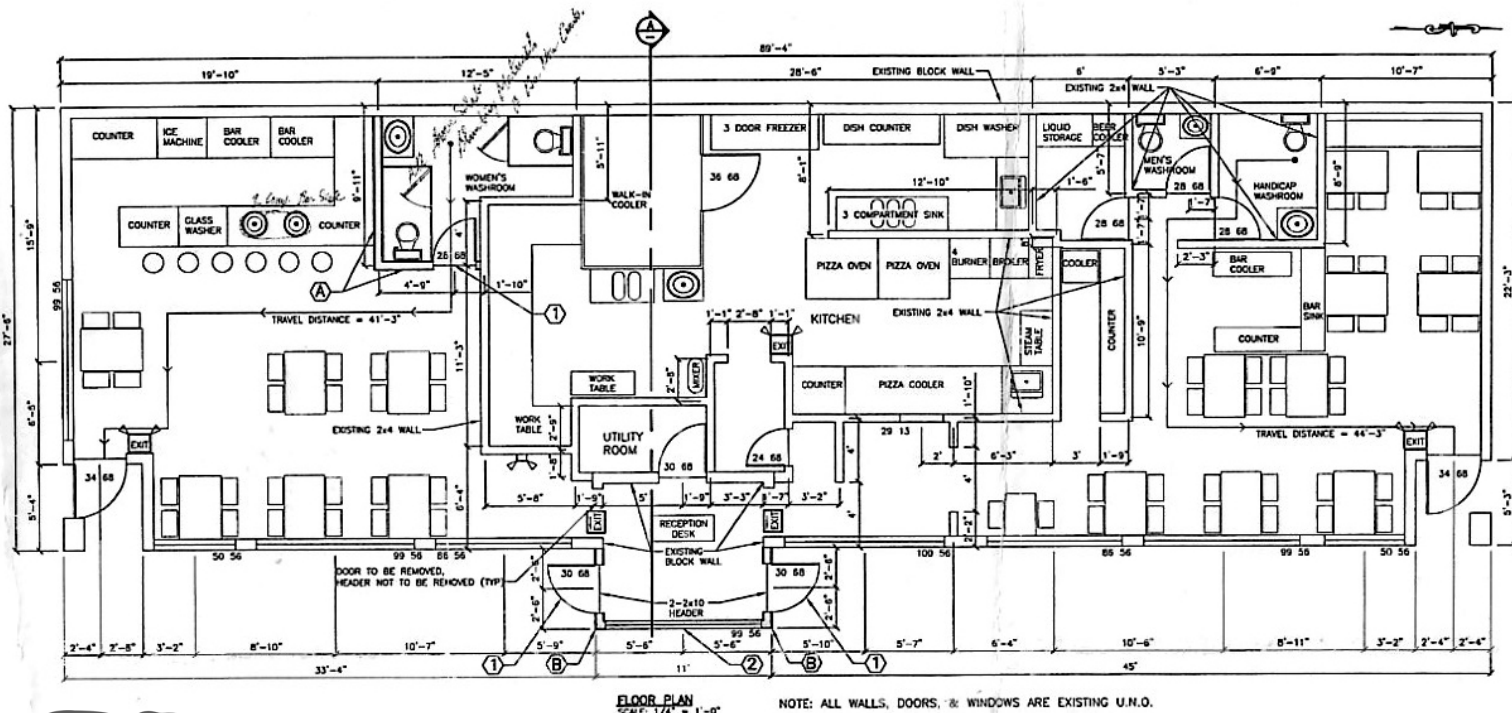
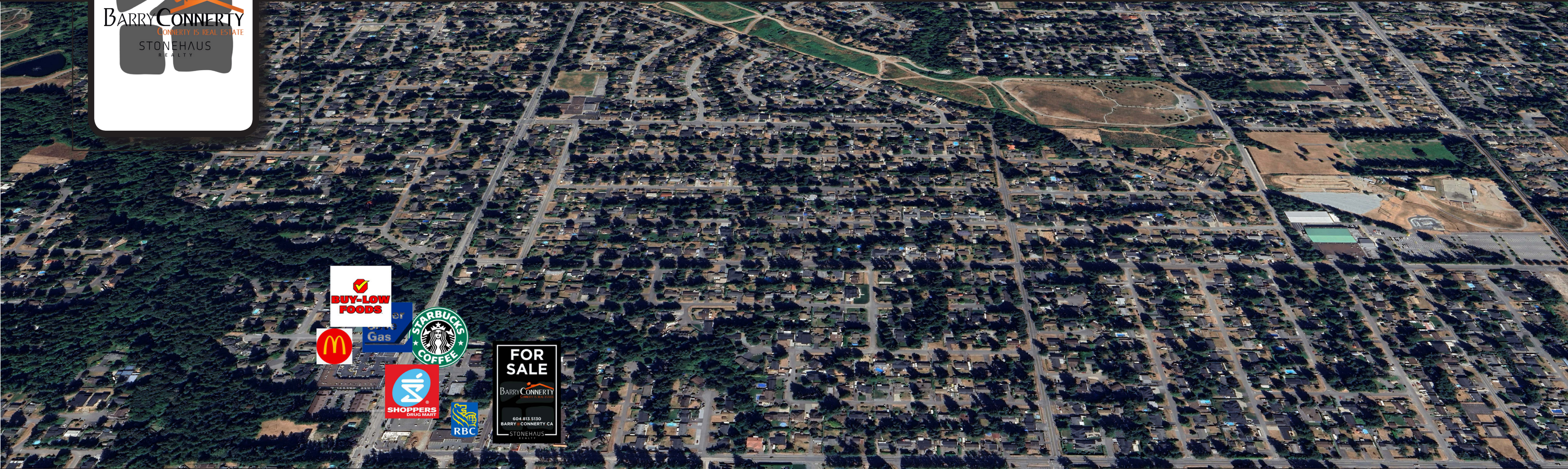




Ocean Park Pizza & Steaks
20097 40th Avenue, Langley





Property Overview

Exciting opportunity awaits to own a cornerstone property in Brookwood. Presenting Ocean Park Pizza & Steak House, a beloved establishment with over two decades of esteemed service within the community. This turnkey business boasts a profitable operation with substantial room for growth. Additionally, the versatile building layout offers potential for division into two distinct retail units. Positioned for future development, the property is designated as Commercial Village in the Brookwood/Fernridge Community Plan, inviting potential redevelopment opportunities. Prospective buyers are encouraged to consult with the Township of Langley regarding possible usage. This offering includes the sale of the property alongside all business assets, presenting a comprehensive investment prospect.

Lot Size	11,466.3 Sq/Ft
Building Size	2,460 Sq/Ft
Zoning	C2
OCP	Com Village
Current Use	Restaurant
Tax 2023	\$12,900.79

Asking Price
\$5,750,000.00

Property Features

- Profitable business with well established clientele and community good will.
- Versatile building with ability to segregate 2 separate tenants
- Ample off-street parking.
- C2 zoning allows for wide variety of businesses.
- Excellent location in well established and growth oriented community.
- Affluent family neighbourhood.
- Designated Commercial Village in OCP
- CV allows for wide range of redevolment possibilities.
- Huge area growth expected in near future.
- Excellent holding investment or ready to re-develop.