



FREESTANDING INDUSTRIAL BUILDING

For Sale

5744 198th Street, Langley, BC

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Civic Address
5744 198th St,
Langley, BC V3A 4N4

PID
006-218-113

Neighborhood
Langley City

Zoning
I1 Light Industrial

Year Built
1980

Total Building Area
MAIN FLOOR OFFICE
2,016 SF
SECOND FLOOR OFFICE
2,016 SF
WAREHOUSE
44,798 SF

48,830 SF

Lot Size
1.68 Acres

Property Tax (2025)
\$181,656.37

Assessment (2025)
\$20,538,000

Asking Price
Contact Agent

Property Details

Iconic Properties Group is pleased to present **5744 198th Street, Langley**—an outstanding industrial opportunity strategically located within the City of Langley, offering excellent access to key transportation corridors and positioned for long-term growth in a thriving industrial node.

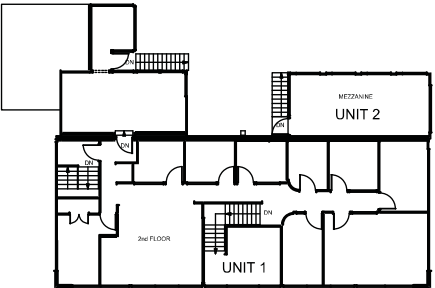
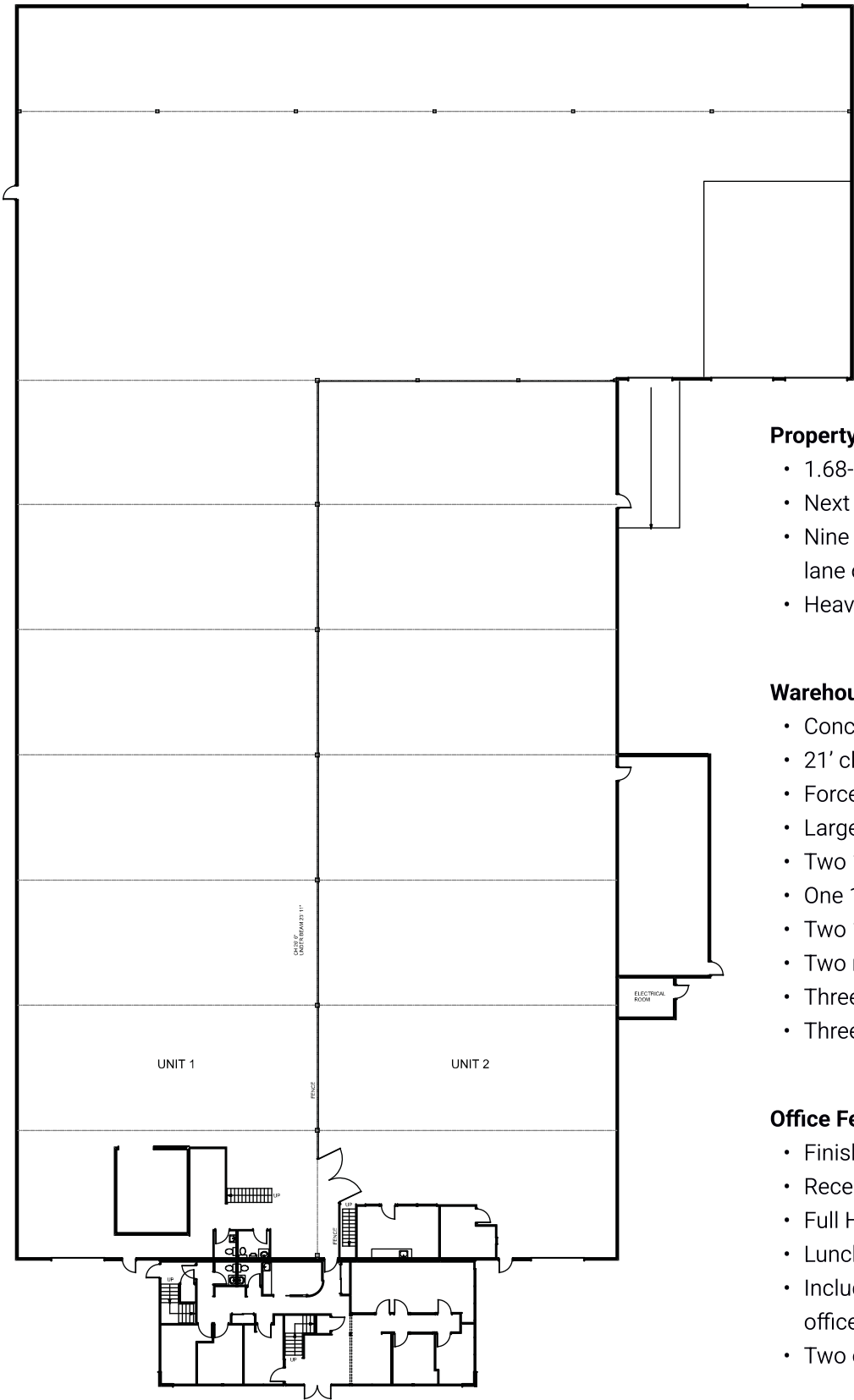
Operational Efficiency & Utility
This 48,830 square foot manufacturing-type industrial facility sits on a generous 1.68-acre site, featuring sizable warehouse space, outside storage areas, and ample street frontage with parking. Designed to accommodate a wide range of light industrial activities including warehousing, automotive service, workshops, and laboratory uses, the property delivers maximum flexibility for owner-users or investors seeking to capitalize on strong industrial demand.

Seamless Connectivity
Benefiting from immediate proximity to Fraser Highway and Highway 10, the property offers superb ingress and egress throughout the Fraser Valley and Metro Vancouver. It ensures quick connections to South Delta, North Surrey, the US-Canada border, and is only minutes from Willowbrook Shopping Centre, enhancing convenience for employees and clients alike.

Robust Industrial Ecosystem
Positioned in a well-established industrial area of Langley, the property is surrounded by a diverse mix of industrial users, fostering operational synergy and supporting sustained tenant demand. Its I1 (Light Industrial) zoning permits a broad array of industrial uses, further reinforcing the property’s versatility and long-term investment value.



Property Features



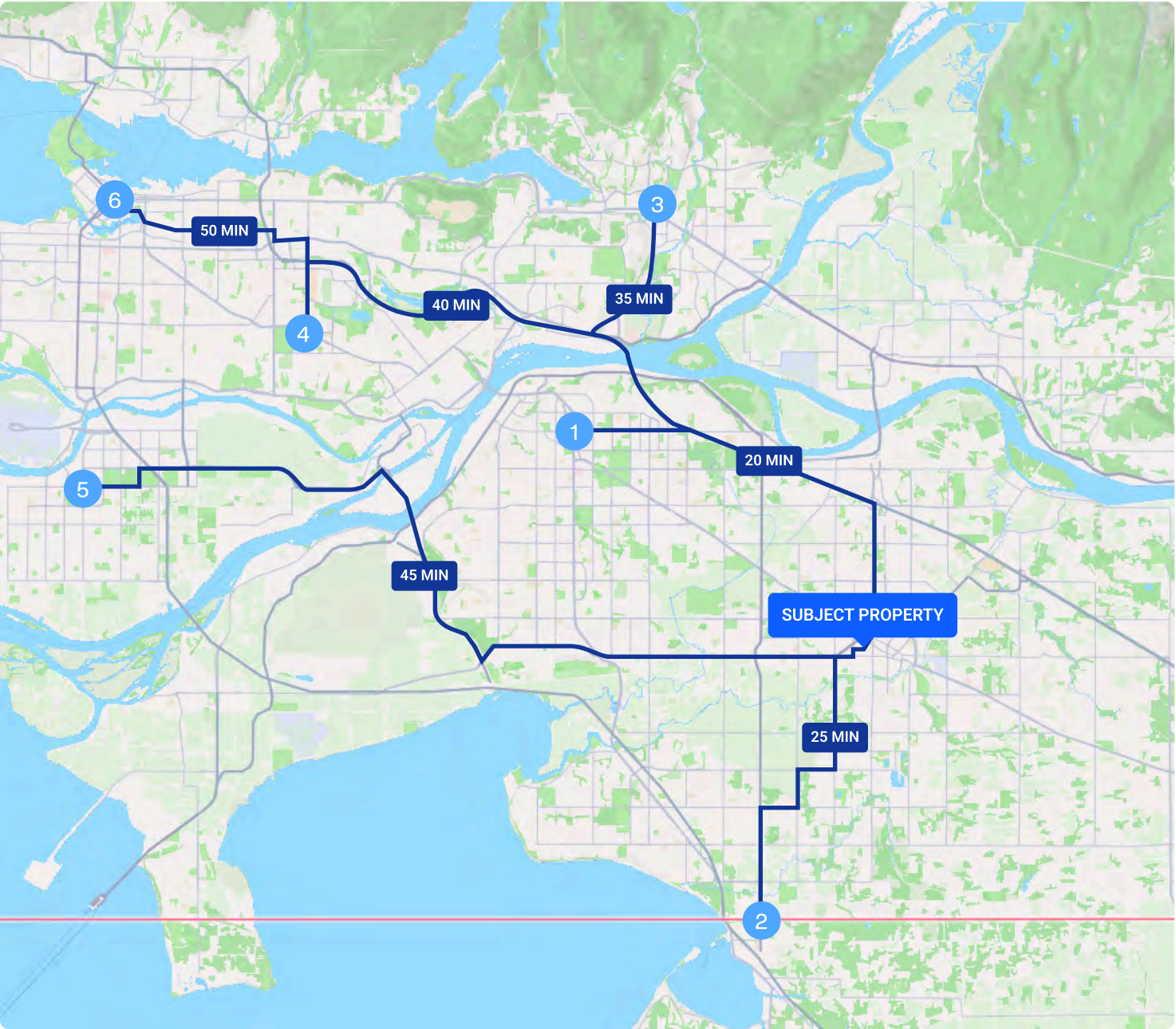
- Property Features**
- 1.68-acre rectangular lot
 - Next to active rail spur for future use
 - Nine front parking stalls plus street & side-lane options
 - Heavy power (up to 5,000 amps)

- Warehouse Features**
- Concrete block build (1980)
 - 21’ clear ceiling height
 - Forced air gas heat & fluorescent lighting
 - Large windows for natural light
 - Two 12’ x 16’ front grade doors
 - One 10’ x 12’ rear grade door
 - Two 14’ x 16’ rear dock doors
 - Two recessed dock positions inside
 - Three 3-ton cranes
 - Three warehouse bathrooms

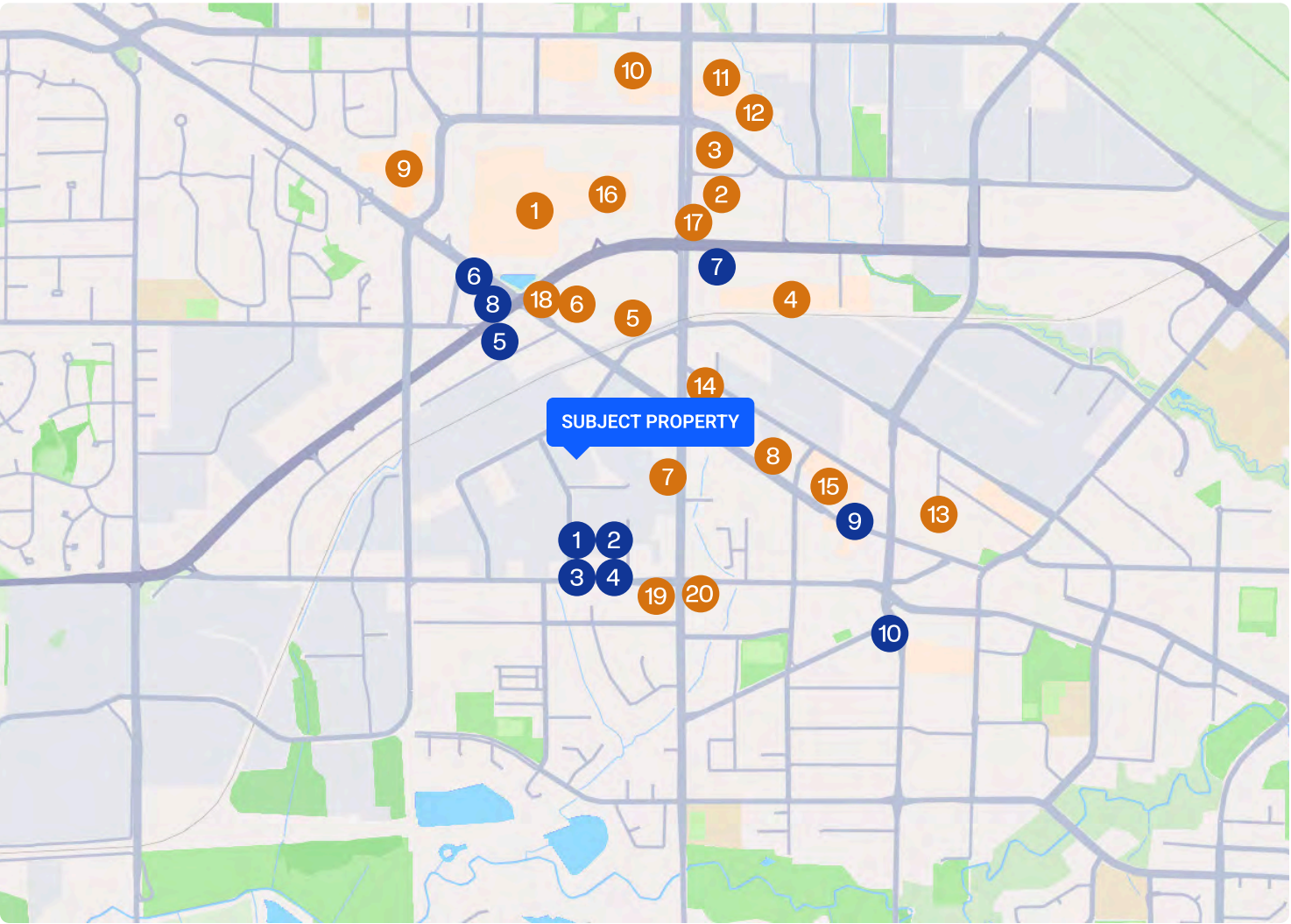
- Office Features**
- Finished offices on two levels
 - Reception with sitting area
 - Full HVAC throughout
 - Lunchroom with appliances
 - Includes boardroom, mezzanine, private offices
 - Two office bathrooms

Regional Connectivity

Location	Approximate Driving Time
1 Surrey City Centre	20 minutes
2 Peach Arch Border Crossing	25 minutes
3 Coquitlam Town Centre	35 minutes
4 Burnaby Metrotown	40 minutes
5 Richmond Brighthouse	45 minutes
6 Downtown Vancouver	50 minutes



Nearby Amenities



Food & Drinks

- 1 Gen Z Burger
- 2 The Vedic Kitchen
- 3 Abu's Kitchen
- 4 Namak Daani
- 5 Jerusalem Grill Langley
- 6 WINGS
- 7 Cactus Club
- 8 Tim Hortons
- 9 Starbucks
- 10 Langley Vietnamese Cuisine

Retail, Services, Manufacturers & Suppliers

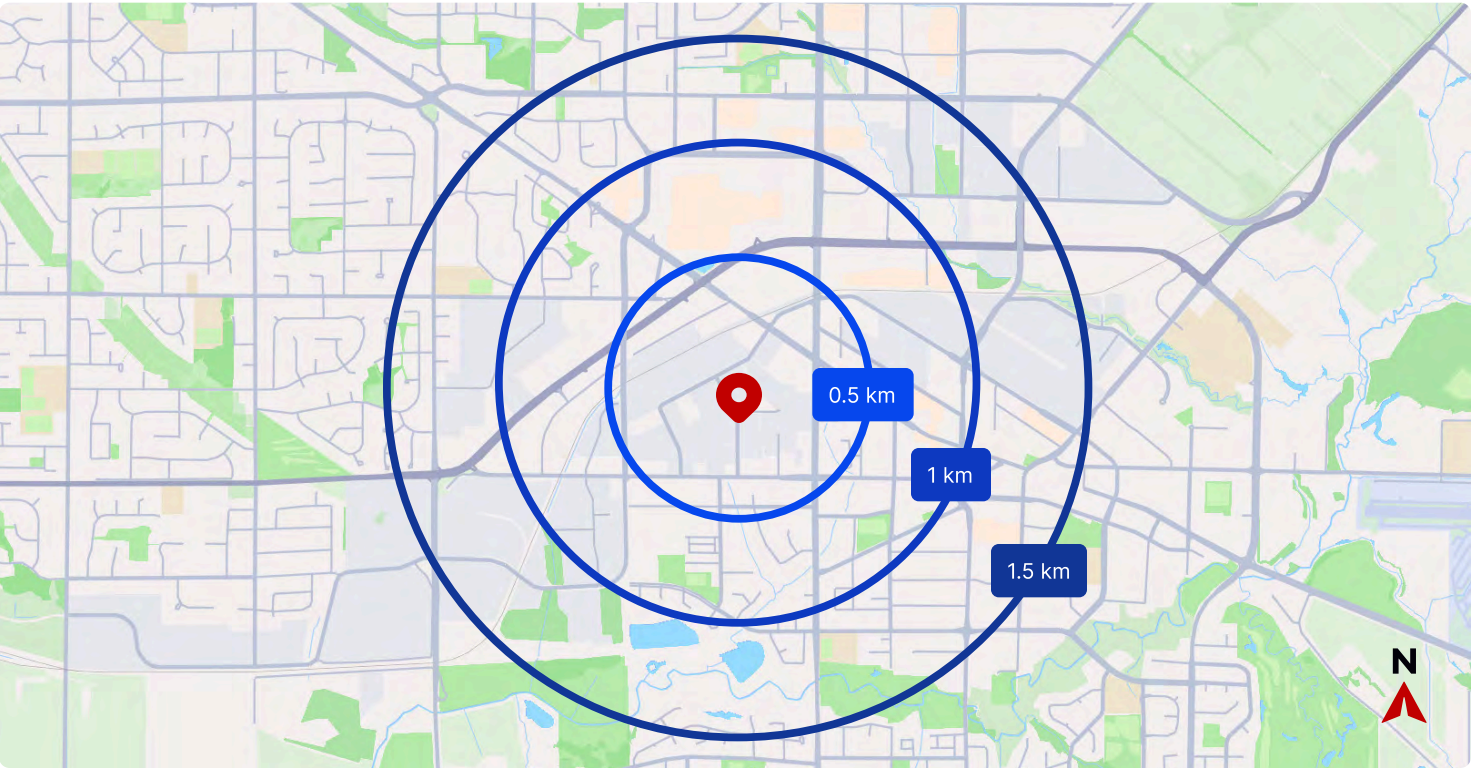
- 1 Willowbrook Shopping Centre
 - 2 Indigo
 - 3 The Brick
 - 4 Marshalls
 - 5 Princess Auto
 - 6 Mark's
 - 7 Take 5 Oil Change
 - 8 Mr. Lube + Tires
 - 9 H-Mart
 - 10 Shopper's Drug Mart
- 11 Canadian Tire
 - 12 Staples
 - 13 Cascades Casino
 - 14 TD Canada Trust
 - 15 Scotiabank
 - 16 BMO
 - 17 RBC Royal Bank
 - 18 Chevron
 - 19 Esso
 - 20 Petro-Canada

Demographic

Strategically situated in Langley City’s vibrant industrial district, 5744 198th Street presents an exceptional opportunity to secure a versatile industrial facility with long-term growth potential. This central Langley location draws from a combined City and Township population of over 140,000, while serving a broader Fraser Valley market of more than 1 million residents. The area’s blend of light industrial, commercial, and residential uses continues to attract businesses seeking accessibility, workforce availability, and cost efficiency within Metro Vancouver’s expanding economic landscape.

The property offers outstanding connectivity via Fraser Highway, Highway 10, and quick access to Highway 1, enabling efficient travel times: approximately 45–50 minutes to Downtown Vancouver, 35 minutes to Coquitlam, 40–45 minutes to Richmond, 25 minutes to the Peace Arch U.S. border crossing, and just 20 minutes to Surrey City Centre. Supported by nearby trucking corridors, flexible I1 (Light Industrial) zoning, and strong local industrial fundamentals, 5744 198th Street stands as a strategic foothold in one of Langley’s most established and accessible markets—well positioned to capitalize on the region’s sustained growth.

	0.5 km	1 km	1.5 km
Population (2024)	1,417	11,411	21,356
Population (2029)	1,862	13,543	24,355
Projected Annual Growth (2024-2029)	5.61%	3.49%	2.66%
Median Age (2024)	34.40	36.70	38.90
Average Household Income (2024)	\$95,808	\$97,953	\$97,764
Average Persons Per Household (2024)	3	3	3





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