

SCHREDER

BROTHERS
REAL ESTATE GROUP

FOR SALE

202 - 8047 199 Street
Langley, BC

Second-Floor Office Unit

- » Outstanding Central Location
- » High-Quality Finishes
- » Seven Private Offices
- » Five Parking Stalls

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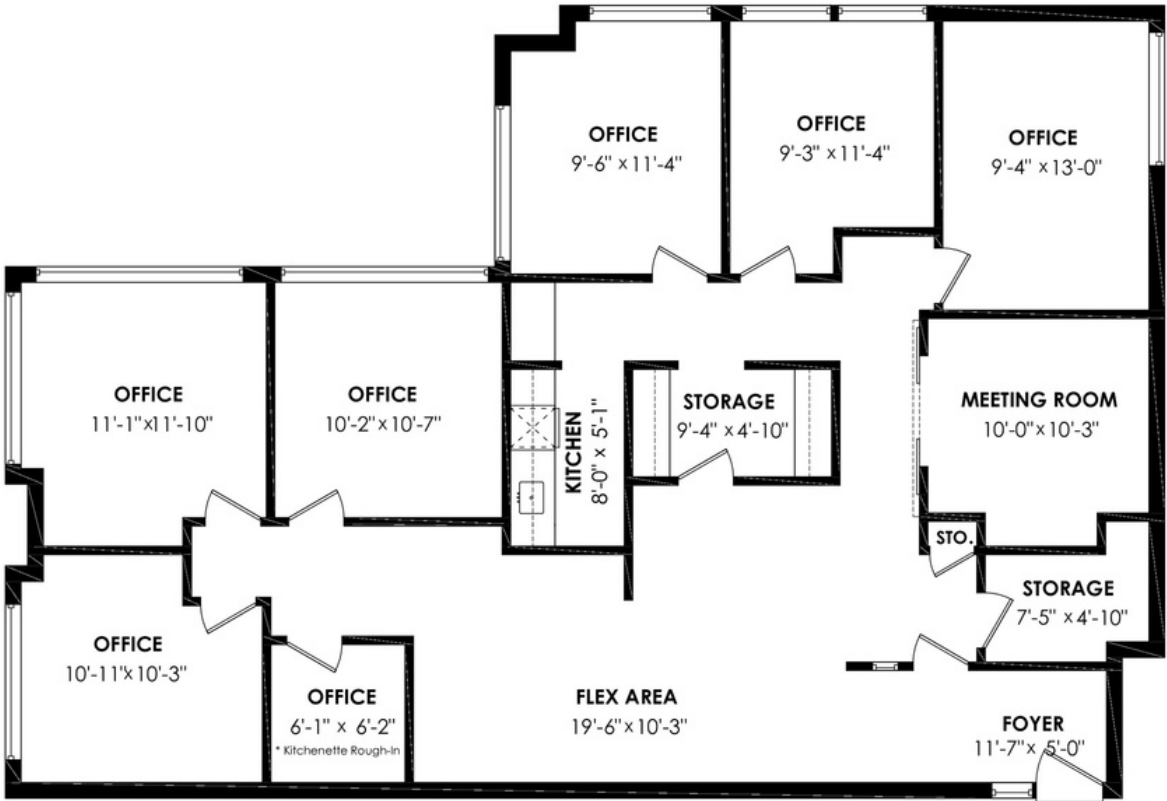


202 - 8047 199 Street (Langley, BC)

This exceptional second-floor office unit in the RDG Corporate Centre is conveniently located just a few blocks from the 200 Street and Highway 1 interchange. Boasting high-quality finishes throughout, the space is currently configured with six private offices, a boardroom, a versatile flex area, a dedicated copy station, and a kitchenette. Offering incredible versatility for investors or growing businesses, the layout provides an easy option to split the space into two separate units measuring approximately 765 and 593 square feet if desired, fully supported by a second roughed-in kitchenette for a seamless conversion. Enjoy a hassle-free work environment with two heat pumps and two shared washrooms that are all maintained and cleaned by the strata.

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FLOORPLAN & MEASUREMENTS



Please note that all measurements are approximate and should be verified by the buyer if deemed important to them.

PROPERTY INFO

AREA

Office: 1,503 ft²

STRATA FEE

\$916.88 Per Month

PROPERTY TAX

\$13,489.96 (2026)

ASKING PRICE

\$1,480,000
(\$985 per ft²)

ZONING

CD-57

Intended to accommodate a wide range of office, business service, medical, educational, and laboratory uses.

PARKING & STORAGE

Three (3) Underground Stalls
Two (2) Surface Stalls
One (1) Underground Storage Locker

The complex also has seven (7) visitor parking stalls.



DRIVE TIMES

LANGLEY	15 MINS
MAPLE RIDGE	21 MINS
SURREY	24 MINS
BURNABY	25 MINS
ABBOTSFORD	30 MINS
WHITE ROCK	31 MINS
DELTA	40 MINS

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LORI NICOL
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