



# 6.63 Acre Development Site with Rail

19822 101 Avenue, Langley BC





# Salient Facts

## Civic & Legal Address

19822 101 Avenue, Langley **PID:** 007-340-303

## Site Size\*

6.63 acres (288,802 SF)

## Building Breakdown\*

	SF	Notes
Building A	23,135	Steel clad storage warehouse
Building B	22,555	Steel clad storage warehouse
Building C	3,000	Office building
Building D	10,515	Quonset Storage Area
Building E	20,000	Quonset Storage Area
Building F	24,000	Quonset Storage Area
<b>TOTAL</b>	<b>103,205</b>	

# Property Overview

**Opportunity** To purchase an extremely rare heavy industrial zoned property totaling 6.63 acres in one of the most coveted and central industrial locations in Greater Vancouver

**Zoning:** Rare M-3 (Heavy Industrial) Zoning - most uses are permitted

**Rail:** Property has access to an active Canadian National Railway spur

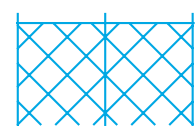
**Topography:** Level, paved land with ample parking and storage. 415 ft frontage on 101 Avenue

**Taxes:** \$261,0157 (2023)

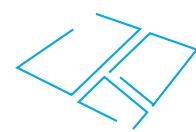
**Submission Process:** Please contact exclusive Listing Agents



Access to local labour pool



Fenced and secured yard area



Low site coverage (17%)



Rail spur access



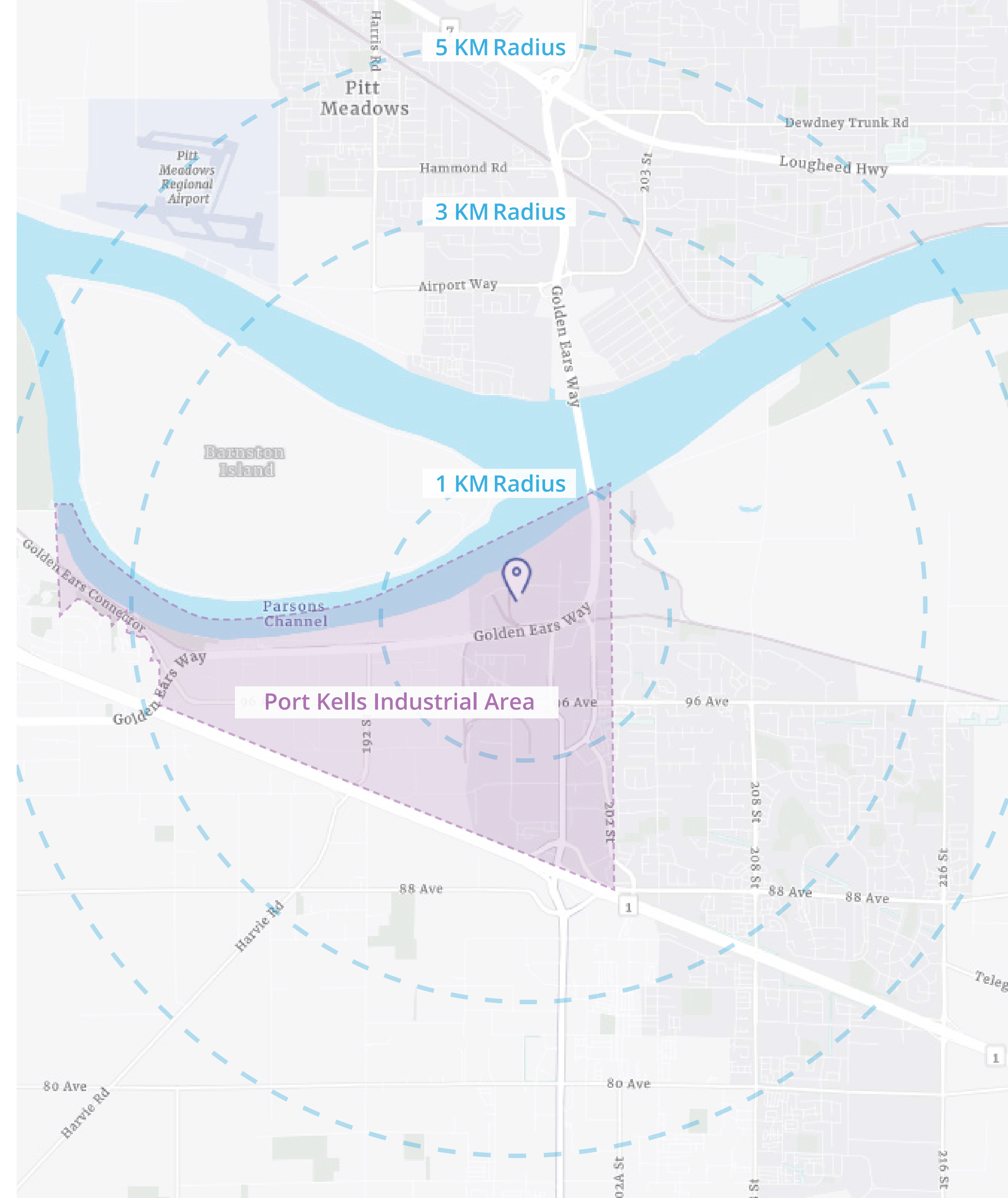
# Area Overview

The subject property is located on 101 Avenue in the heart of the Port Kells/NW Langley industrial area between Pacific Hwy (176 Street) to the west and 200<sup>th</sup> Street to the east. The advantages to the Port Kells/NW Langley industrial area include:

- Location: minutes from the east-west Trans Canada Hwy, the north-south Pacific Hwy to the USA truck border, the east-west South Fraser Perimeter Road to Fraser Port and Roberts Bank terminals and access to the Golden Ears Bridge and to those communities north of the Fraser River;
- Convenient transit options; and,
- Numerous amenities in the area.

## Travel Times

City	Major Transport Hubs	Highways
19 <sup>KM</sup> Surrey	26 <sup>KM</sup> US Border	3 <sup>KM</sup> Highway 1
40 <sup>KM</sup> Vancouver	48 <sup>KM</sup> Deltaport	5 <sup>KM</sup> Pacific Highway
	50 <sup>KM</sup> YVR	9 <sup>KM</sup> SFPR





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