

FOR SALE



COMMERCIAL
PROPERTIES
GROUP

HIGH QUALITY OFFICE IN CENTRAL LANGLEY



202 - 8047 199 Street, Langley

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OPPORTUNITY

This offering presents a rare opportunity to acquire 1,514 SF of high-quality office strata space in a well-maintained professional building in Langley. The unit features an efficient and functional layout with private offices, reception area, open workspace, boardroom, and kitchen, finished to a high standard throughout. Currently configured as a single consolidated unit, the space offers future flexibility with the ability to subdivide into two self-contained office units, each with its own kitchenette, making it ideal for an investor or owner-operator seeking optionality and long-term value. This unit is allocated five reserved parking stalls, including two surface stalls and three secured underground stalls, providing excellent parking coverage for staff and clients, plus additional surface parking for visitors and guests.



1,514 SF



Parking: 5 stalls
(2 surface/3 underground)



PID: 029-133-521



Zone: CD - 57



Strata Fees: \$918.88 per month



Taxes (2025): \$12,315.46



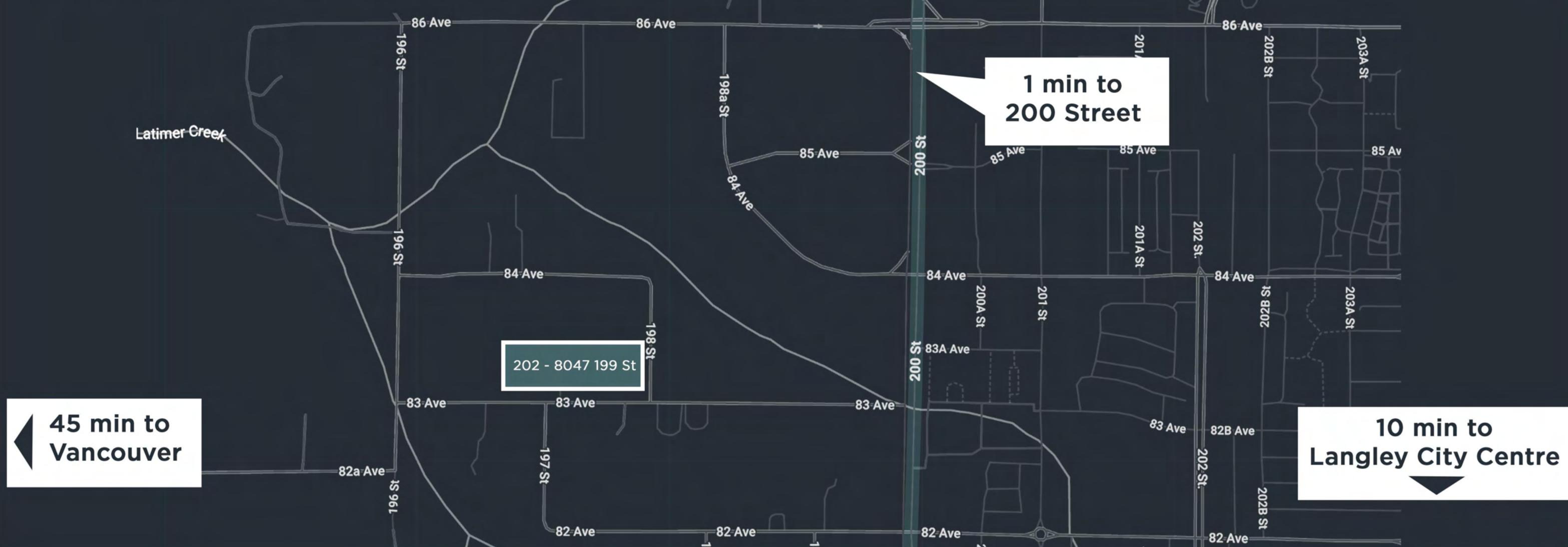
Year Built: 2013, renovated
in 2018 with high end finishings



Price: Please Consult
Listing Brokers

PRIME LOCATION

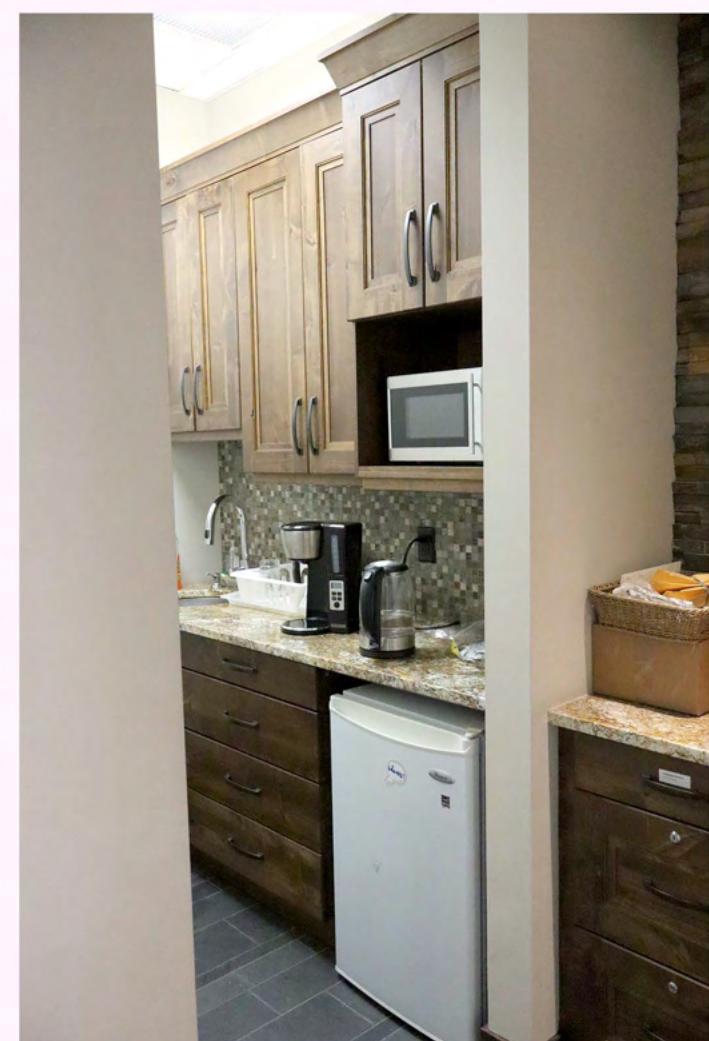
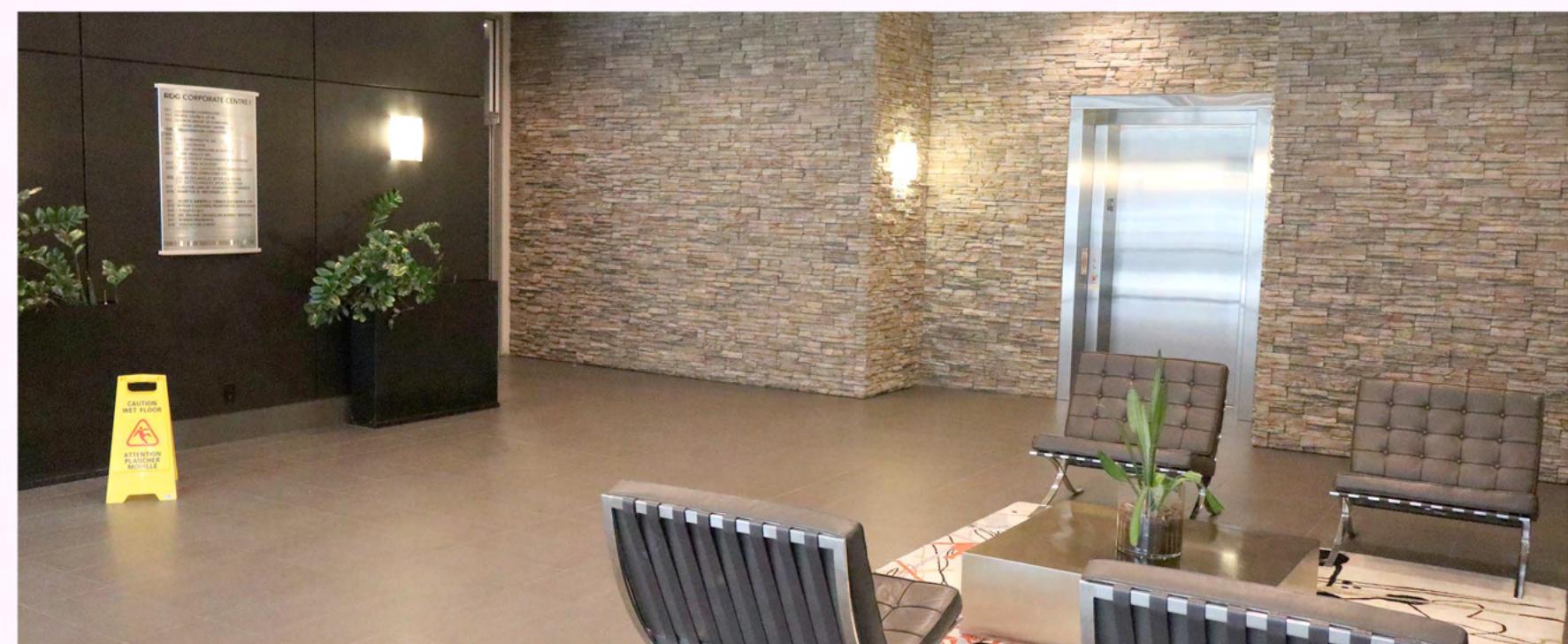
Situated at 202 - 8047 199 Street, the property is strategically located within one of Langley's most active and rapidly growing commercial corridors. The area benefits from strong connectivity to Highway 1 and major arterial routes, offering convenient access throughout Langley, Surrey and the Fraser Valley. Surrounded by professional services, retail amenities, and growing residential density, this location supports both business visibility and long-term demand. The building is zoned CD-57, accommodating a range of professional and commercial office uses.

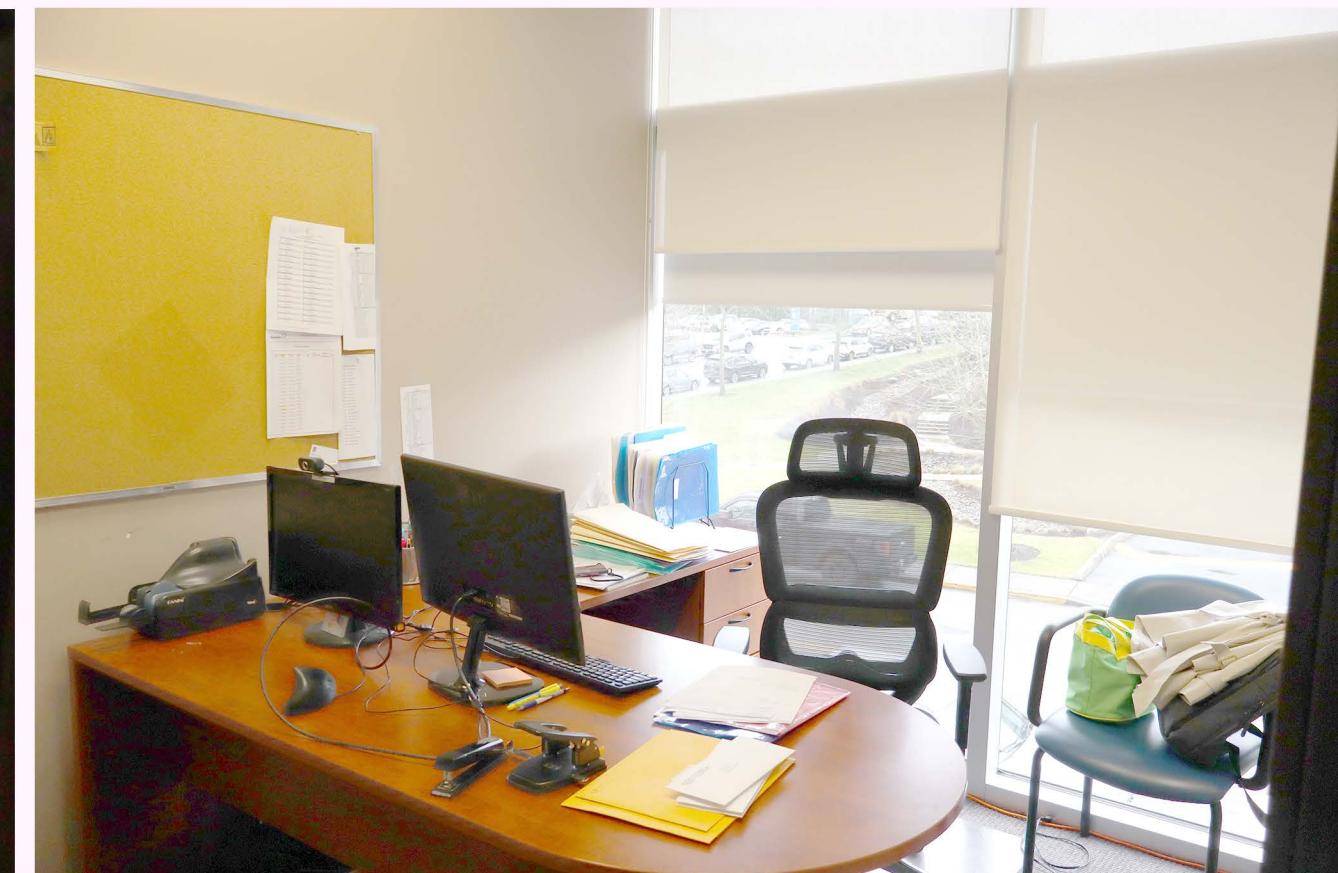
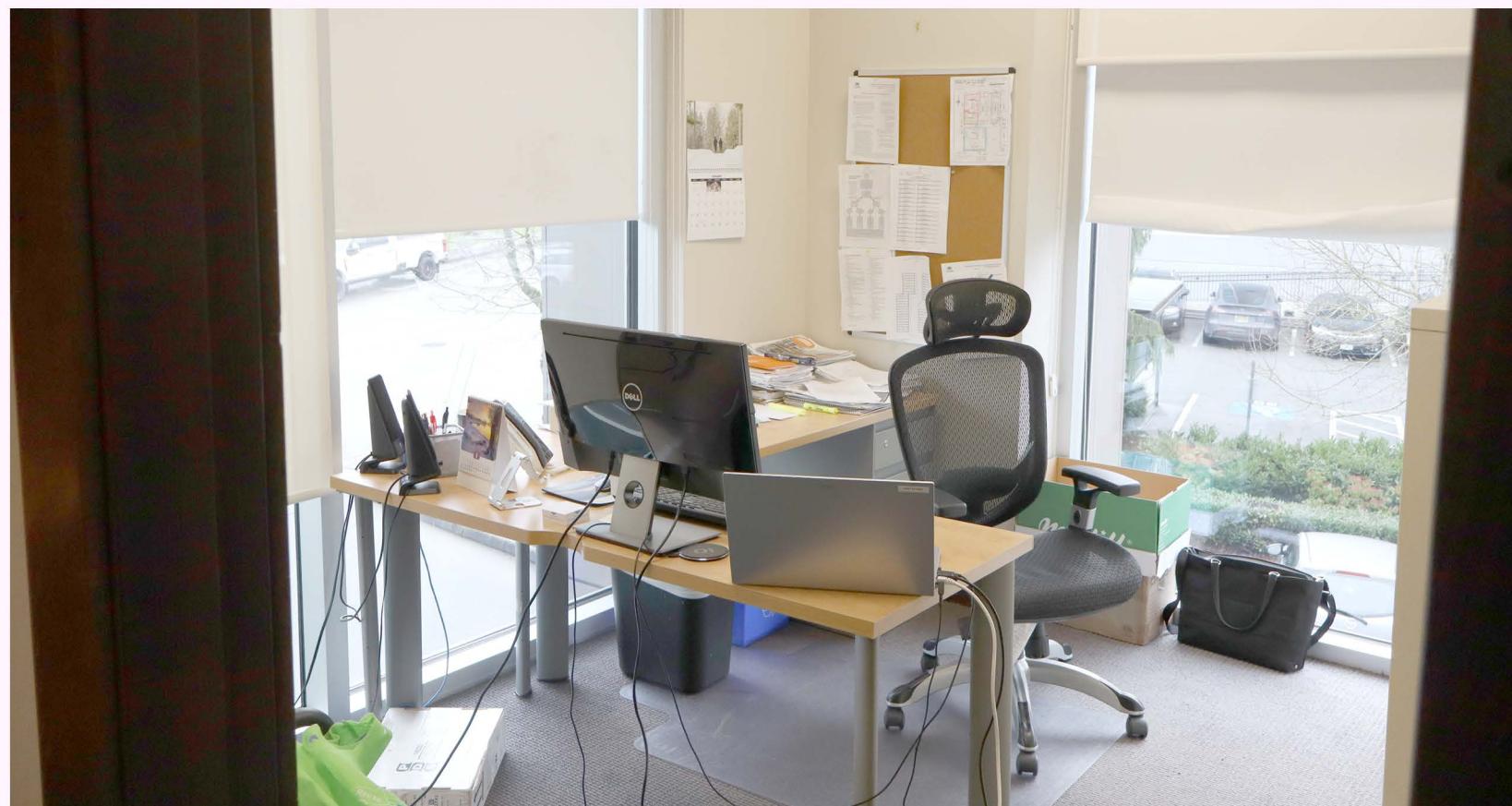
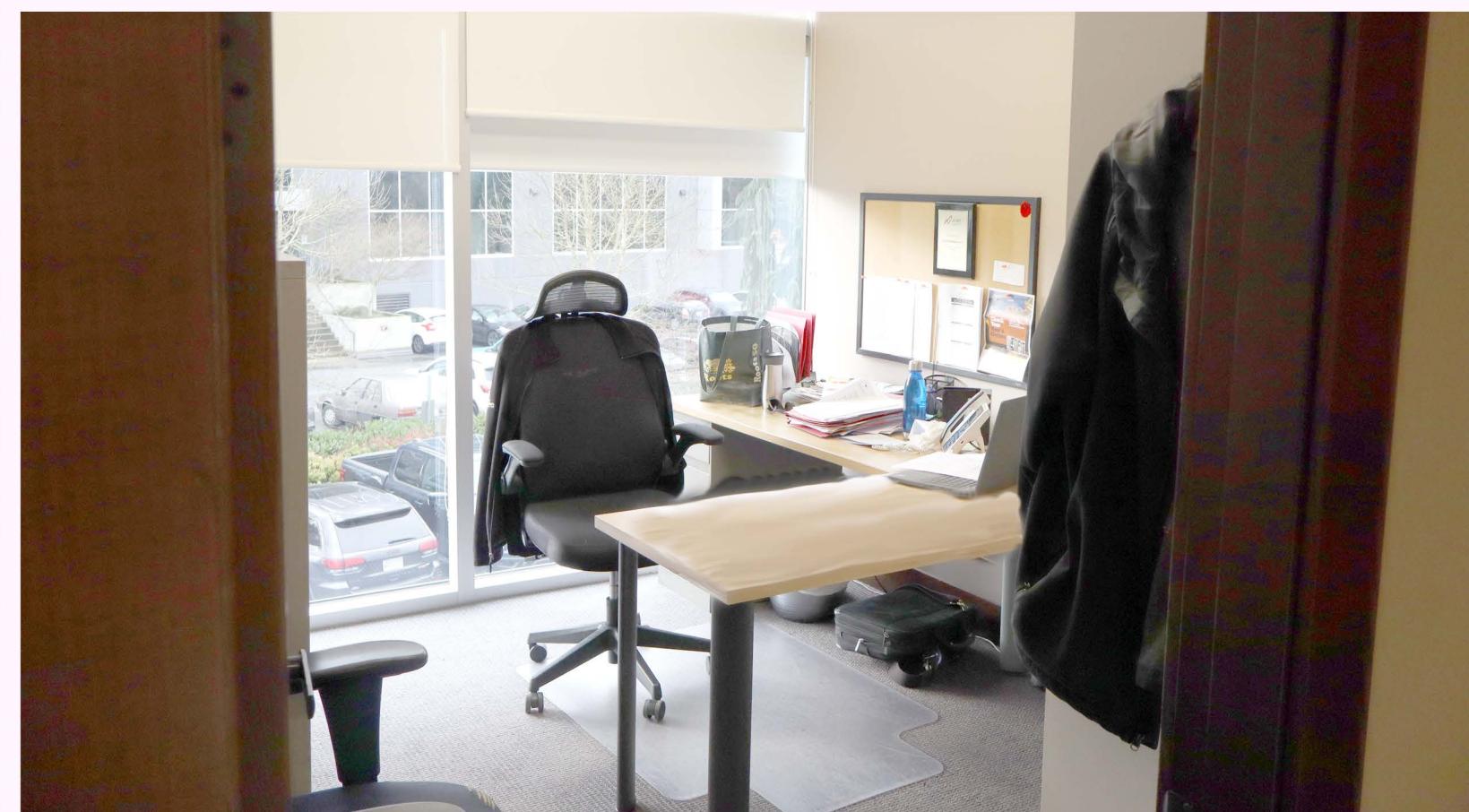
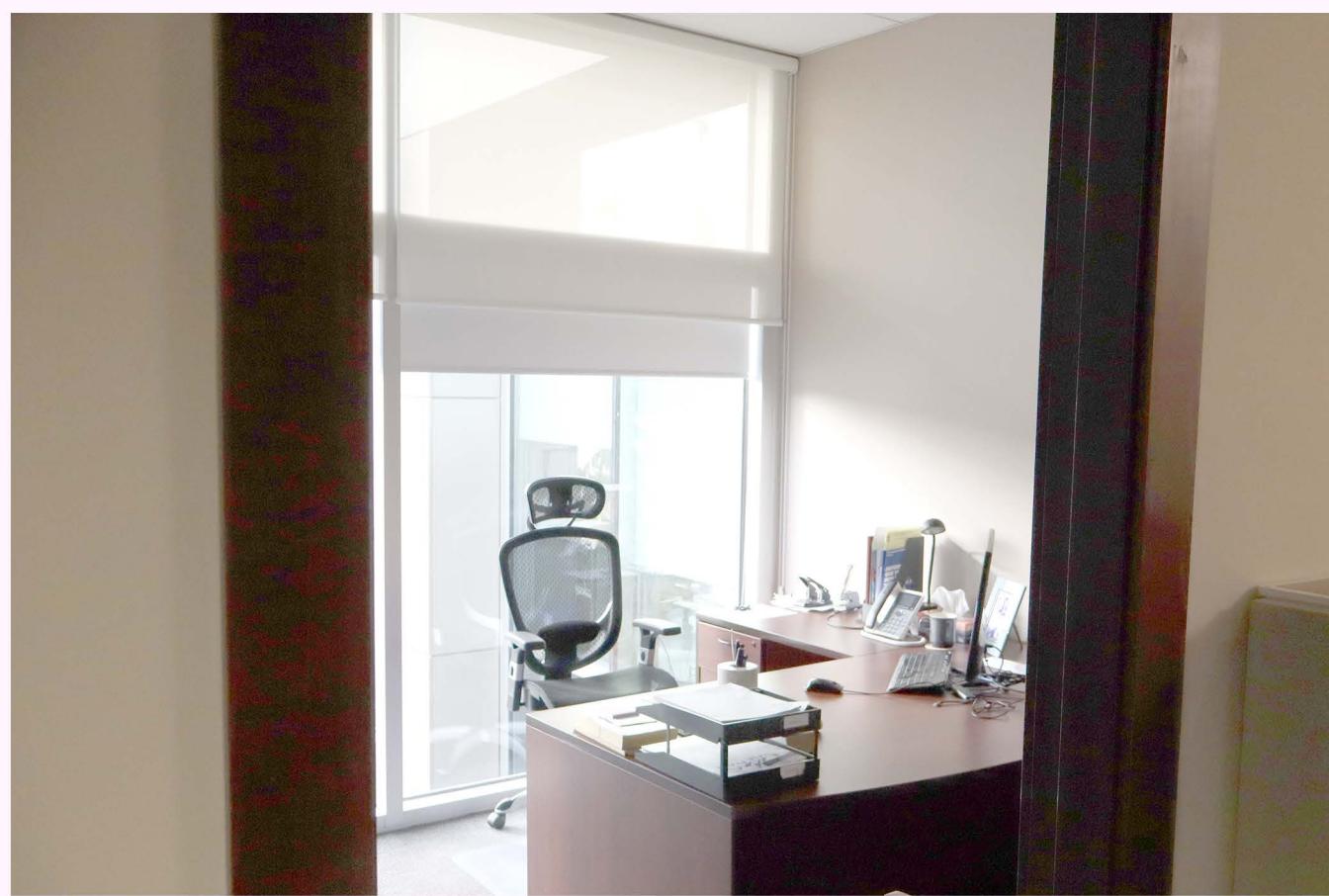


45 min to
Vancouver

1 min to
200 Street

5 min to
Highway 1





LAND USE DESIGNATION

Uses Permitted

#5929 25/09/23

957.1 In the CD-57 Zone only the following uses are permitted and all other uses are prohibited:

- 1) accessory residential uses subject to Section 957.2
- 2) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 957.3
- 3) business service uses (mail order, mailbox, photocopying, personnel support services) subject to business services uses not exceeding 450^{m²} in gross floor area
- 4) computer and computer accessory sales, service, rental and repair uses not exceeding 450m² in gross floor area
- 5) conference centres and facilities
- 6) educational uses involving a post-secondary or technical curriculum
- 7) financial institutions
- 8) fitness centres
- 9) group children's day care
- 10) light manufacture, assembly, finishing and packaging of products where more than 50% of the gross floor area is used for business and professional office purposes, research and development laboratories or high tech uses. Excludes transportation and trucking terminals and compounds, vehicle servicing, vehicle repair, vehicle towing and vehicle storage compounds, and outside storage uses, subject to Section 957.3
- 11) restaurants subject to Section 957.4
- 12) warehouse and wholesale distribution where more than 50% of the gross floor area is used for business and professional office purposes, research and development laboratories or high tech uses. Excludes transportation and trucking terminals and compounds, vehicle servicing, vehicle repair, vehicle towing and vehicle storage compounds, and outside storage uses, subject to Section 957.3
- 13) pharmacy not exceeding 450^{m²} (4,844ft²) in gross floor area, on Lot 10 Section 27 Township 8 New Westminster District Plan BCP13466





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