

# FOR SALE

#9 - 19299 94th Avenue  
Surrey, BC

2,338 sf warehouse with improved office / mezzanine space  
in Port Kells

**SIGNIFICANT PRICE REDUCTION!**



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**AVISON  
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Property details

AREA BREAKDOWN

Ground floor warehouse & office	1,840 sf
Second floor office	498 sf
Total	2,338 sf*

\*Additional mezzanine area consists of approx 550 sf unpermitted improvements not included in total square footage. Measurements to be verified by purchaser. City filed floorplans available.

ZONING

IL (Light Impact Industrial) permits a wide range of light impact industrial uses including, but not limited to warehouse, distribution, industrial equipment rentals and accessory office.

PID

023-192-852

LEGAL DESCRIPTION

Strata Lot 13 Section 34 Township 8 New Westminster District Strata Plan LMS2124 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

MONTHLY STRATA FEES

\$381.49

PROPERTY TAXES (2025)

\$10,507.28

AVAILABILITY DATE

Immediate

UPDATED ASKING PRICE

~~\$1,584,000~~ \$1,220,000

Opportunity

Avison Young is pleased to offer a prime opportunity to acquire a well-maintained 2,338 sf warehouse unit with improved office and mezzanine space in Port Kells.

The ground floor features a reception area, offices, three-piece washroom, and warehouse space, including one rear, grade-level loading door. The second-floor mezzanine is fully finished with a project room, private offices and kitchen.



Warehouse features

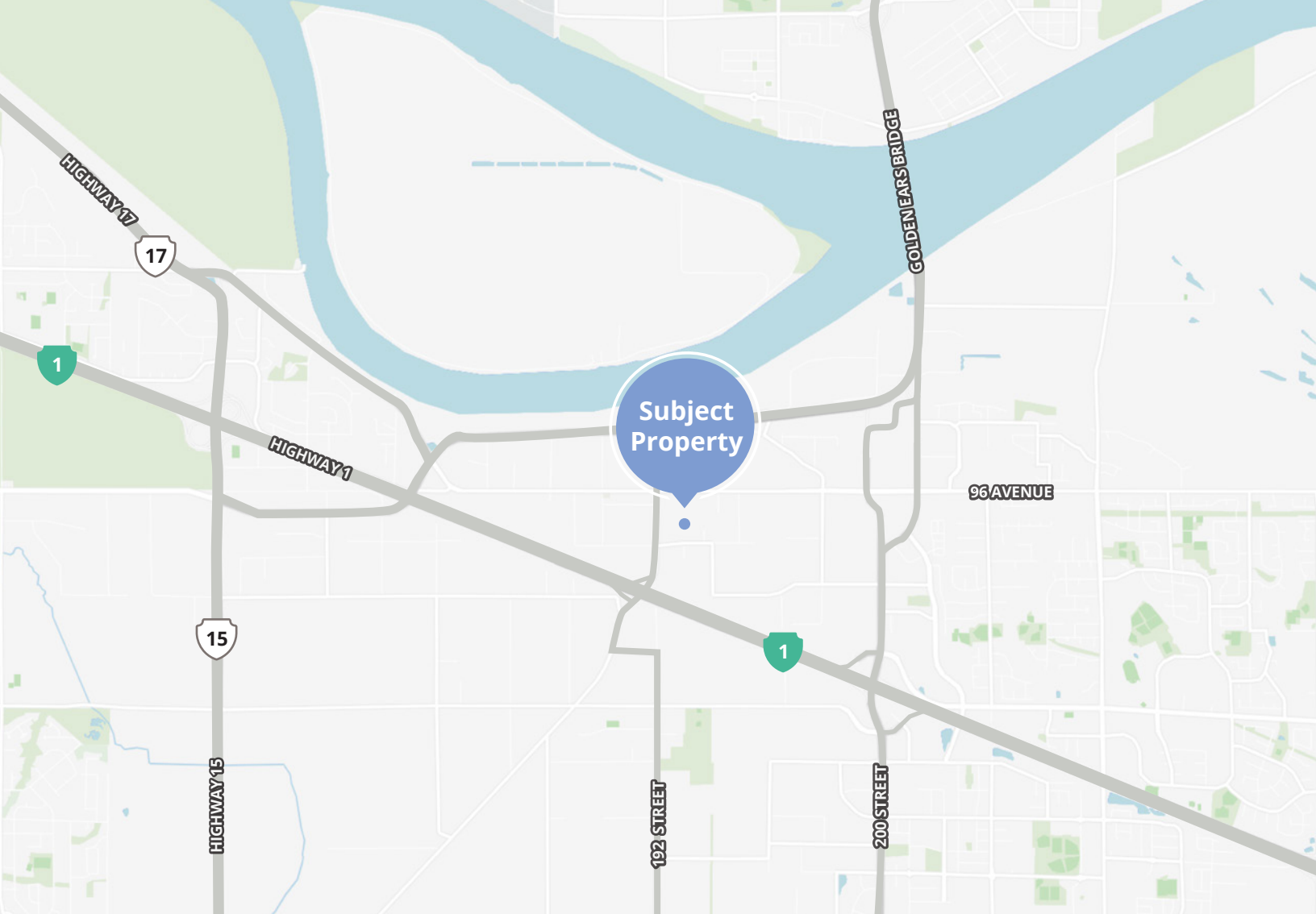
- Concrete tilt-up construction
- 20' clear ceiling height
- One (1) rear grade-level loading door (10' x 12')
- 100 amp, 347/600 volt, 3-phase electrical service
- Reinforced concrete slab flooring
- Fluorescent lighting
- Forced air warehouse heating

Office / mezzanine features

- Ground floor is improved with a reception, office area and 3-piece washroom with a shower
- Second floor mezzanine is improved with a project room, offices, kitchen and laminate flooring
- Double glazed windows for ample natural light
- Fully sprinklered
- Three (3) dedicated parking stalls and ample visitor parking







## LOCATION

The unit is situated on the north side of 94th Avenue and east of 192nd Street in the highly sought-after Port Kells industrial area of Surrey.

This exceptional location is just 500 metres (one-minute drive) northeast of the 192nd Street / Highway 1 on-ramp, providing excellent connectivity to Highway 17 (SFPR), Highway 15, 200th Street and Golden Ears Way.

## DRIVE TIMES

Highway 1	1 minute
Golden Ears Way	4 minutes
Highway 15	4 minutes
Highway 17	5 minutes
Port Mann Bridge	8 minutes
Highway 7	9 minutes

## Contact for more information

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