

**AVISON
YOUNG**

For Sale

Units 4 – 7, 20279 97th Avenue
Langley Township, BC



Rare opportunity to acquire up to four (4) contiguous industrial strata units in Port Kells/ NW Langley from 5,778 sf to 11,565 sf

Gord Robson*, Principal
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**Gord Robson Personal Real Estate Corporation*

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Property details

PIDS

- 027-981-568; 027-981-576
- 027-981-584; 027-981-592

LEGAL DESCRIPTION: Strata Lot 4 - 7, District Lot 124, Group 2, NWD Strata Plan BCS3515

ZONING: M-2 (General Industrial Zone)

**Please contact listing team for full details on permitted uses*

YEAR BUILT: 2009

FRONTAGE:

- 203rd Street: 293.79 feet
- 97th Avenue: 288.61 feet

STRATA FEES (2024 EST.): \$2.32 psf

UNIT ENTITLEMENT: 27%

AVAILABILITY: Immediate

Opportunity

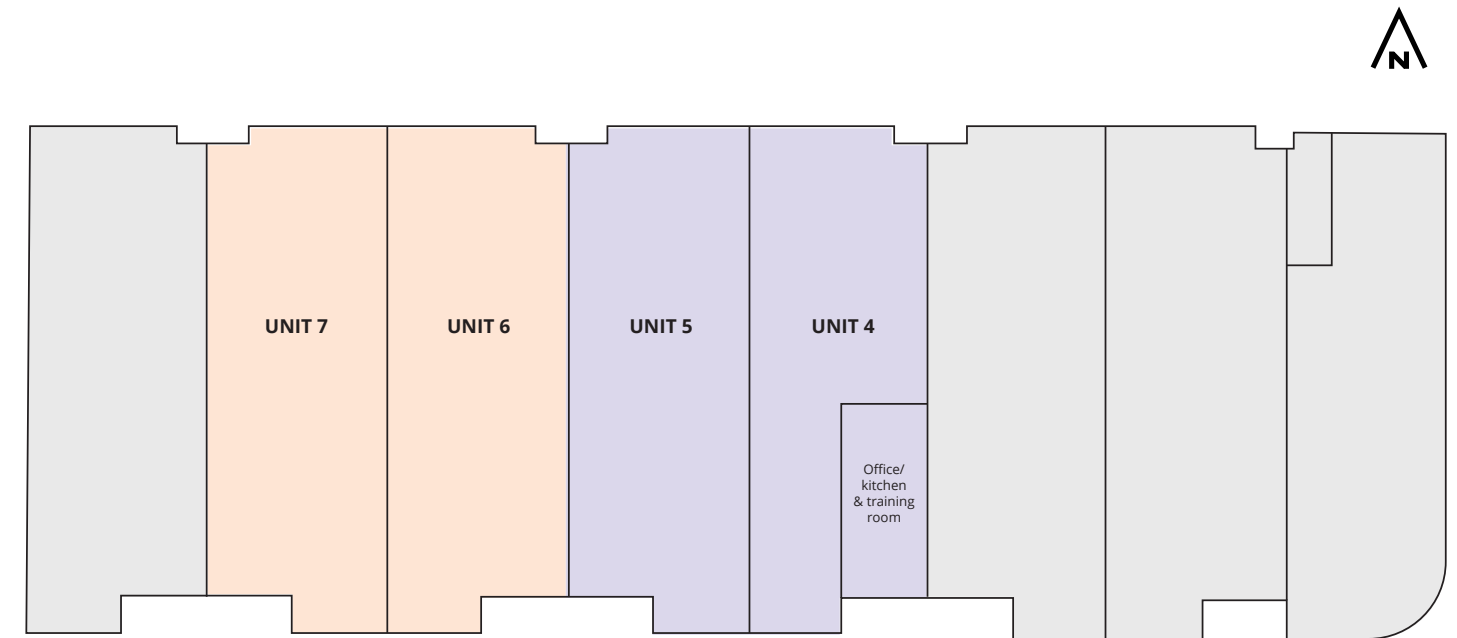
Avison Young is pleased to present the opportunity to acquire 5,778 sf - 11,565 sf of warehouse space within Golden Ears Industrial Centre in the Northwest Langley Industrial area. Strategically located in the heart of Metro Vancouver with unparalleled access to major highways, this area is a prime destination for businesses seeking top-tier industrial space.

This property offers flexible options, with units available in various combinations to suit your business needs. Prospective purchasers have the option to purchase both units 4&5, 6&7 or combine both for a larger contiguous warehouse area.

Building breakdown

#	Size	Price
Unit 4	2,889 sf	\$3,700,000
Unit 5	2,889 sf	
Unit 6	2,896 sf	\$3,600,000
Unit 7	2,891 sf	
Total	11,565 sf	\$7,300,000

Floor plan



Highlights



Owner-occupier or investor opportunity



Location offers a unique combination of ease of access, proximity to prime residential and business areas, and convenient community amenities














Highly sought-after area with convenient access to major arterials including Trans-Canada Highway, Golden Ears Bridge, and Golden Ears Way



Conveniently serviced by 5 bus lines within walking distance, connecting commuters to Maple Meadows Station, 22nd Street, Langley Centre and Surrey Central location



Building highlights

-  Four (4) grade level loading doors
-  24' clear ceiling height
-  Three (3) washrooms
-  Lunchroom and private office
-  Four (4) 225 amp, 120/208 volt 3-phase panels
-  3-phase electrical service
-  Concrete tilt up
-  300 lbs. floor loading capacity
-  Extensive exterior glazing
-  Fully sprinklered
-  Radiant heating



Location

Strategically positioned near 200th Street and 96th Avenue — the major connector route through Port Kells and Northwest Langley, these units enjoy a prime location within Metro Vancouver's most sought-after industrial hub. Offering seamless access to all Greater Vancouver markets via the Trans-Canada Highway interchange at 200th Street, the Golden Ears Bridge, and South Perimeter Road.

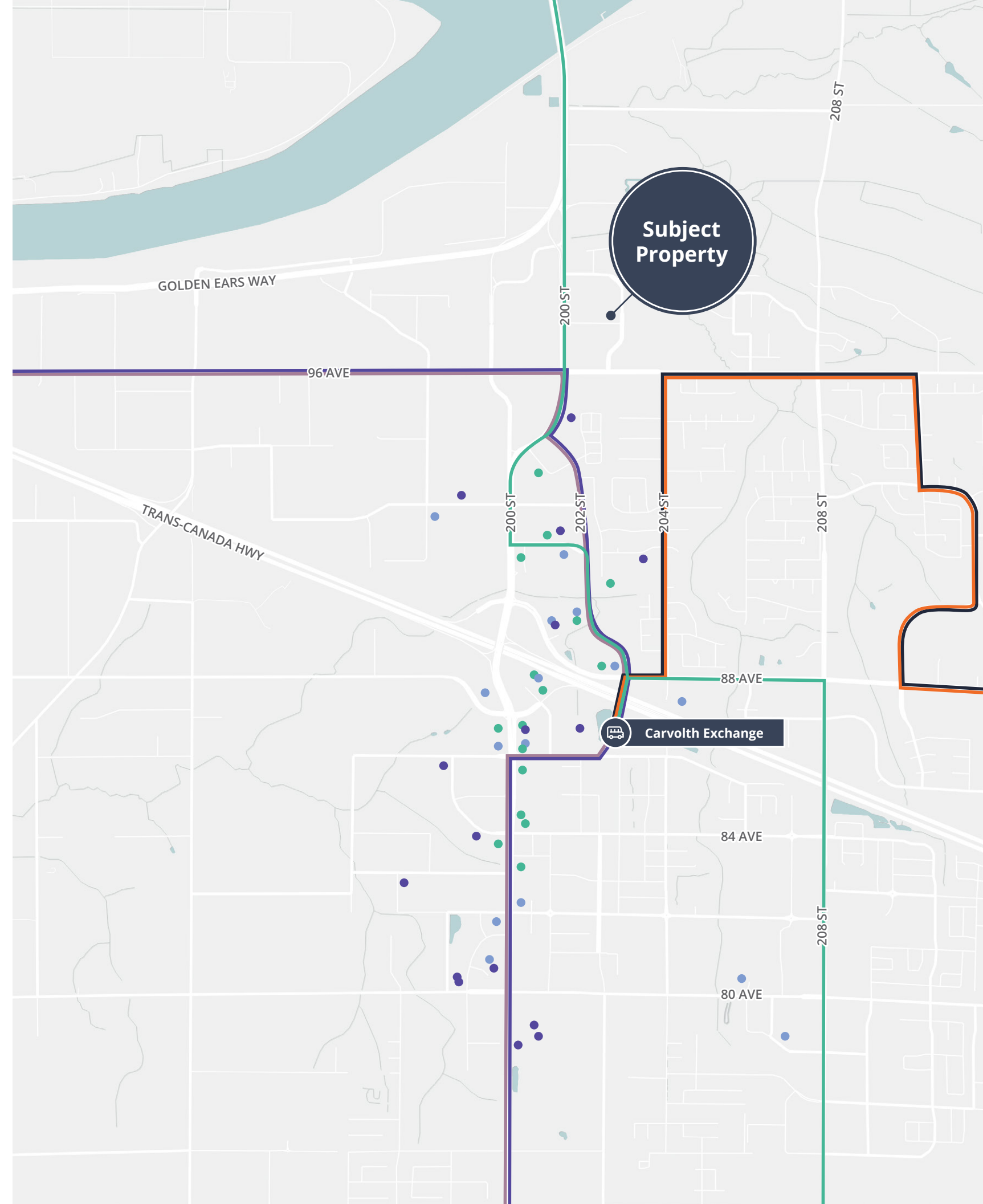
With essential amenities within walking distance at 200th Street and an abundance of transit options nearby, this site is recognized as a premium destination in the Fraser Valley.

Drive times

Golden Ears Way	2 mins
Trans-Canada Highway	5 mins
Highway 15	10 mins
Surrey City Centre	20 mins
US Border Crossing	35 mins
Delta Port	40 mins
Downtown Vancouver	40 mins
Vancouver International Airport (YVR)	45 mins

Transit

595	Maple Meadows Station/Langley Centre
509	Walnut Grove/Surrey Central Station
562	Langley Centre/Walnut Grove
501	Langley Centre/Surrey Central Station
388	22nd Street Station/Carvolth Exchange



Area highlights

Food & beverage

1. Browns Socialhouse
2. Starbucks
3. Tim Hortons
4. Dead Frog Brewery
5. Moxies Langley Restaurant
6. Artigiano
7. S+L Kitchen & Bar Langley
8. Blacksmith Bakery
9. Wendy's
10. Sushi Gio Japanese Restaurant
11. The Old Spaghetti Factory
12. The Barley Merchant Taproom & Kitchen
13. The Keg Steakhouse + Bar
14. Smugglers Trail Caskworks (Brewery and Kitchen)
15. Triple O's
16. McDonald's

Amenities

1. Shoppers Drug Mart
2. CIBC
3. First West Credit Union
4. Holiday Inn Express
5. Sandman Signature Langley Hotel
6. Shell
7. Chevron Gas Station
8. Latimer Village
9. FLUID SPA Langley
10. Gold's Gym Langley
11. Willoughby Town Centre
12. Cineplex Cinemas Langley
13. Best Buy
14. Fresh St. Market
15. The Tennis Centre - Langley

Services

1. Highland Meadows Day Care
2. Langley Events Centre
3. Mopac Auto Supply
4. Willoughby Community Centre
5. Vehicle Sales Authority of BC
6. Langley Sports Medicine Clinic
7. FLUID SPA Langley
8. Revamp Wellness
9. BC General Employee's Union Fraser Valley Area Office
10. Evergreen Rehab & Wellness
11. Willoughby Family Chiropractic
12. New Horizon Montessori School
13. Purolator
14. Sporsplex Daycare
15. HealthLink BC
16. Canada Post



Contact for more information

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