

FOR SALE

Combined 2,485 SF
Office Space



6351 197 Street, Unit 202 & 205

Langley, BC

Royal LePage Commercial is pleased to present the combined Units 202 & 205 offering 2,485 sq ft of well-positioned office space in the heart of Langley's bustling 197 Street corridor. With quick access to Highway 1 and surrounded by a strong mix of retail and professional services, this is an exceptional opportunity for office, service, or professional tenants looking to establish themselves in a vibrant and rapidly expanding market.

Michael Shilton, CCIM, PREC*
Commercial Real Estate Investment REALTOR®
604.897.2363 | michael@michaelshilton.com
*Michael Shilton Personal Real Estate Corporation

Royal LePage Wolstencroft Realty, Brokerage
#135 - 19664 64 Avenue, Langley, BC
Independently Owned & Operated

PROPERTY

Professionally Designed Space



PROPERTY

Professionally Designed Space



PROPERTY OVERVIEW



Ideal for office, service, or professional uses seeking an established, high-traffic location in a growing community.

This isn't just your standard office space – it's a strategic commercial asset, perfect for investors looking for rock-solid stability in a municipality with real growth.

ASKING PRICE

- Contact Listing Agent

STRATA FEE (combined)

- \$3,580.40

PROPERTY TAXES (combined)

- \$14,691.60 (2025)

LEGAL DESCRIPTION

- STRATA LOT 10 & 13 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1702 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PARKING

- 1 Dedicated, ample nearby

ZONING:

- C-1

YEAR BUILT

- 1994

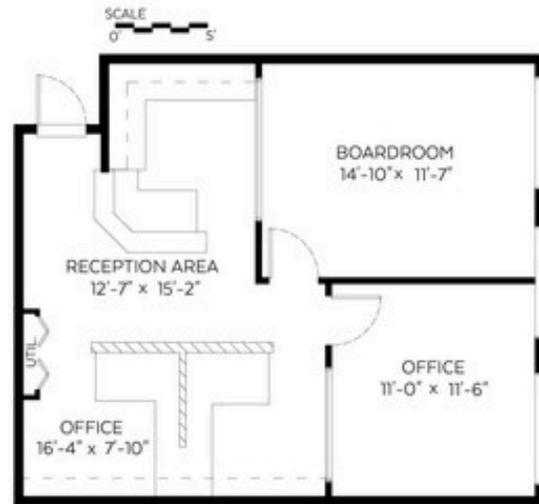


6351 197 Street, Langley B.C.

Unit 202 Floor Area: 1,800 sq.ft.
Unit 205 Floor Area: 685 sq.ft.



Unit 202 Floor Plan
Floor Area: 1,800 sq.ft
Ceiling Height: 9 ft.



Unit 205 Floor Plan
Floor Area: 685 sq.ft.
Ceiling Height: 9 ft.



Valid Until: October 6, 2026

This floor plan represents usable square footage and is not suitable for leasing. The floor plan is also not suitable for architectural/construction. © Excelsior Measuring Inc. 2025. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.



DEMOGRAPHICS

Langley, BC



What's in My Community?

Places that make your life richer and community better

6351 197th St, Unit 202, Langley, British Columbia, V2Y 1X8 2
0 - 5 minutes



Target Market Profile Report

6351 197th St, Unit 202, Langley, British Columbia, V2Y 1X8 2
Drive time band of 0 - 5 minutes

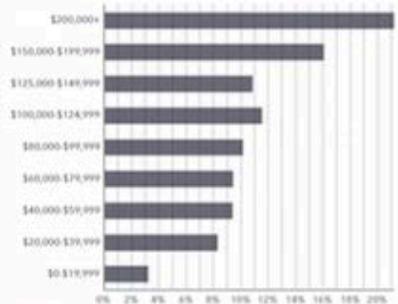
Key Facts



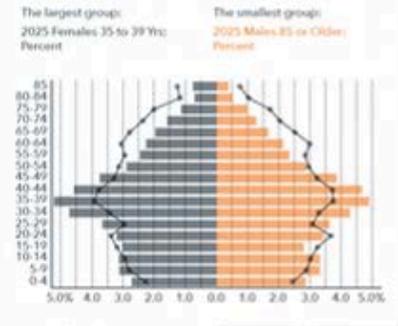
PRIZM segments

	Diverse & Determined 4,134 households	27.1% of Households
	Stressed in Suburbia 2,433 households	15.9% of Households
	Suburban Sports 1,709 households	11.6% of Households

Household Income



Population by Age and Sex



Household Spending

Description	Total Area Spending	Average Household	Index
Total Household Expenditures	CA\$2,651,562,757	CA\$173,827	125
Clothing	CA\$46,146,324	CA\$3,025	106
Education	CA\$34,916,809	CA\$2,299	130
Food	CA\$213,361,933	CA\$13,987	112
Games of Chance	CA\$20,204,214	CA\$1,325	95
Health Care	CA\$52,417,924	CA\$3,502	109
Household Furnishings and Equipment	CA\$59,937,703	CA\$3,929	112
Household Operations	CA\$113,015,858	CA\$7,409	119
Income Tax	CA\$386,572,531	CA\$25,342	103
Improvements Owned Residence	CA\$64,559,945	CA\$4,190	135
Improvements Alterations Vacation Home	CA\$1,334,173	CA\$87	55
Miscellaneous Household Expenditures	CA\$35,887,260	CA\$2,353	131
Personal Care	CA\$33,040,174	CA\$2,166	112
Pet Expenses	CA\$15,503,065	CA\$1,016	130
Recreation	CA\$102,991,747	CA\$6,752	124
Reading Materials and Other Print	CA\$3,031,077	CA\$199	86
Shelter	CA\$491,277,285	CA\$32,206	126
Tobacco Products, Alcoholic Beverages	CA\$18,108,587	CA\$1,187	88
Current Consumption	CA\$1,499,655,692	CA\$98,312	118
Financial Transactions	CA\$2,046,511,499	CA\$134,162	115
Personal Insurance Premiums, Retirement	CA\$9,339,029	CA\$612	104
Money, Gifts, Contributions, Support Pay	CA\$30,714,681	CA\$2,014	132
Transportation	CA\$219,791,634	CA\$14,409	115



The Macro View

Infrastructure Growth vs. Tenant Vulnerability

1. **The Catalyst:** SkyTrain arrival transforms Langley from suburb to connected city center.
2. **The Threat:** Urbanization drives asset values up, leaving tenants vulnerable to rent spikes.
3. **The Shift:** The window to secure a position before the market reprices is narrowing.



Risk Mitigation

An Asset, Not a Liability.

Completed Capital Improvements

- ✓ Roof Replacement: Completed
- ✓ Building Envelope: Pre-paid through 2026
- ✓ Paving & Lot: Pre-paid through 2026

Heavy lifting completed.
Ownership without the threat of immediate deferred maintenance.

This isn't just your standard office space; it's a strategic commercial asset, perfect for investors looking for rock solid stability and real growth.

The game changer is the location driver. The incoming Langley SkyTrain (the Willowbrook Station) is a catalyst for this property, with this major infrastructure project underway, it is actively driving asset appreciation in the area, making the location incredibly desirable.

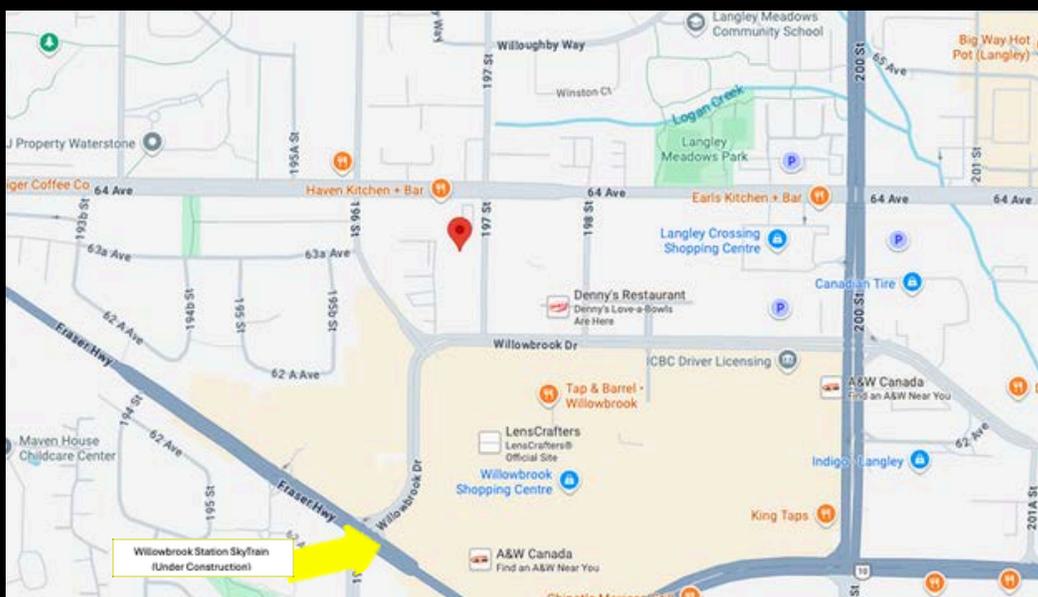
The combo of units listed is unique, with two specific spaces: Unit 202 at 1,800 square feet, and Unit 205 at 685 square feet. They are completely distinct units, separated by a hallway. What does this mean for you? Well, it offers amazing flexibility for an owner-user or investor to perhaps occupy one side while renting out the other.

Finally, let's talk about the asset quality and CapEx. The Willowbrook Professional Centre is a highly prestigious building featuring a gorgeous modern white and charcoal exterior. Crucially, all major capital expenditure items are already taken care of; the roof is fully complete, and both the building's envelope and the blacktop have already been paid for.

To sum it all up, this is a completely future-proofed commercial investment with major renovations fully funded and transit-oriented growth on the horizon.



LOCATION MAP



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E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Royal LePage Wolstencroft Realty. All measurements quoted herein are approximate and all information should be carefully verified. This is not intended to solicit properties currently listed for sale or induce any breach of an existing agency relationship.

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BUYERS ACKNOWLEDGEMENT AND CONFIDENTIALITY / NON-CIRCUMVENTION AGREEMENT

DATE: [Redacted]

The undersigned hereby acknowledges being introduced to the following investment/business opportunity by Michael Shilton PREC* of Royal LePage Wolstencroft Realty, and having received confidential information about the opportunity described below.:

Unit 202 & 205 6351 197 St, Langley BC V2Y 1X8	\$1,700,000	C8076791 & C8076627
<small>NAME OF INVESTMENT/ BUSINESS</small>	<small>PRICE</small>	<small>MLS® NUMBER / FILE NUMBER</small>

In consideration of the information furnished and presented to me/us on the investment/business opportunity listed above and any future investment/business opportunities that I/we may be introduced to by Michael Shilton PREC* of Royal LePage Wolstencroft Realty ("Royal LePage Wolstencroft"), I/we agree to hold such information in strict confidence, and further agree that:

- 1. Confidential Without the prior written consent of Royal LePage Wolstencroft, any information we receive shall not be disclosed by us, our business partners, our employees, or our agents, in any manner whatsoever, in whole or in part, to any persons not connected with this matter. Moreover, we agree to transmit the information only to our agents and employees who need to have the information for the purpose of evaluating the investment/business opportunity described above, and who are informed by us of the confidential nature of the information. We shall be responsible for any breach of this agreement by our business partners, employees, or agents.
- 2. Competition Any information received shall not be used for any personal or business gain or in competition with the above referenced investment/business by us, our business partners, employees, or agents.
- 3. No Dealings There shall be no attempt to deal directly with the owner of the investment/business without the express knowledge, consent, and written approval of Royal LePage Wolstencroft.
- 4. No Contact It is hereby agreed that under no condition are the employees, customers, competitors, suppliers of the investment/business to be contacted without the express written approval of Royal LePage Wolstencroft, and all introductions and approaches to the investment/business opportunity shall be made through same.
- 5. Return Information Information may not be reproduced in any form without written approval from Royal LePage Wolstencroft. The originals and any copies made or received must be returned to Royal LePage Wolstencroft after reasonable review or immediately upon request of the Broker.
- 6. Prequalification The undersigned acknowledges being financially qualified to purchase the investment/business at the price as stated above, showing a serious intent in evaluating the investment/business opportunity for the purpose of purchase. The financial qualification of the undersigned may or may not have been conducted via the third party financial services offered by Royal LePage Wolstencroft.

The undersigned acknowledge(s) that no remedy of law may be adequate to compensate the principals of the investment/business for a violation of this agreement. The undersigned hereby agrees that in addition to any legal or other rights that may be available in the event of a breach hereunder, the principals of the investment/business and Royal LePage Wolstencroft Realty may seek equitable relief to enforce this agreement in any court of competent jurisdiction. Furthermore, a violation of this agreement is an interference with Royal LePage Wolstencroft's ability to broker the investment/business. The undersigned acknowledge(s) that any information provided to them has been prepared by the principal of the investment/business, and that Royal LePage Wolstencroft does not warrant the accuracy or reliability of the information. The duration of this agreement is for one calendar year from the date of signing.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ AND AGREED TO THE ABOVE TERMS, AND RECEIVING A COPY OF SAME.

[Redacted]

[Redacted]

DATE

NAME

TELEPHONE

ADDRESS

FAX (IF NEEDED)

NO AGENCY

[Redacted]

[Redacted]

REALTOR®

SIGNATURE

EMAIL

*PREC represents Personal Real Estate Corporation

Your Relationship with a Real Estate Professional

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information explains the different relationships you can have with a real estate professional to buy, sell or lease property. Before you disclose confidential information to a real estate professional regarding a real estate transaction, you should understand what type of business relationship you have with that individual.

BC Financial Services Authority

is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

You can work with a real estate professional in one of the following ways:

AS A CLIENT

If you are the client of a real estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

- **Loyalty.** They will act only in your best interests.
- **Full disclosure.** They must tell you everything they know that might influence your decision in a transaction.
- **Avoid conflicts of interest.** They must avoid any situation that would affect their duty to act in your best interests.
- **Confidentiality.** They must not reveal your private information without your permission, even after your relationship ends. That includes:
 - your reasons for buying, selling or leasing
 - your minimum/maximum price
 - any preferred terms and conditions you may want to include in a contract

When you become a client, you may be asked to sign a written agreement setting out your and the real estate professional's responsibilities.

AS A NON-CLIENT

A real estate professional who is not representing you as a client does not owe you special legal duties:

- **No loyalty.** They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.
- **No duty of full disclosure.** They do not have a duty to give you all relevant information.
- **No duty to avoid conflicts.** They are not acting in your interests.
- **No confidentiality.** They must share any information you tell them with their clients in a transaction.

As a non-client, a real estate professional may give you only limited services.

Whenever a real estate professional works with you in a real estate transaction, whether you are their client or not, they have a responsibility to act honestly and with reasonable care and skill.

Did you know buyers have a right to cancel a contract to purchase some types of residential real property in B.C.?
To learn more about the Home Buyer Rescission Period, visit www.bcfsa.ca or talk to your real estate licensee, a lawyer, or a notary.

Your Relationship with a Real Estate Professional

DISCLOSURE OF REPRESENTATION IN TRADING SERVICES

This is a required disclosure form in compliance with sections 54 of the Real Estate Services Rules. Your real estate professional must present the Your Relationship with a Real Estate Professional information page to you along with this disclosure form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I am (check one):

representing you as my client

not representing you as a client

Michael Shilton Personal Real Estate Corporation

Name

Team name and members, if applicable. The duties of a real estate professional as outlined in this form apply to all team members.

Royal LePage - Wolstencroft Realty

Brokerage

DocuSigned by:

2/27/2026

Signature Michael Shilton Personal Real Estate Corporation

Date

Notes:

202 & 205 6351 197 St Langley BC V2Y 1X8

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Your Relationship with a Real Estate Professional** consumer information page and this disclosure form.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.



Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

This real estate professional must tell their client any relevant information you share with them. For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

This real estate professional can only provide you very limited services. Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
 - their minimum/maximum price
 - their reason for buying/selling/leasing.
- ✗ protect your confidential information

THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

Not a Client? Know the Risks

DISCLOSURE OF RISKS TO UNREPRESENTED PARTIES

This is a required disclosure form in compliance with section 55 of the Real Estate Services Rules. A real estate professional must present the Not a Client? Know the Risks information page to you along with this form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I am already representing a client in this transaction and working in only their best interest. I am not representing you or acting on your behalf.

Michael Shilton Personal Real Estate Corporation

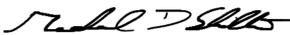
Name

Team name and members. The duties of a real estate professional as outlined in this form apply to all team members.

Royal LePage Wolstencroft Realty

Brokerage

DocuSigned by:



2/27/2026

Signature

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Date

202 & 205 6351 197 Street

Langley

V2Y 1X8

Property address

Notes:

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Not a Client? Know the Risks** consumer information page and this disclosure form.

I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.

PRIVACY NOTICE AND CONSENT

To help you sell, buy or lease real estate, REALTORS[®], brokerages and real estate boards or associations need to collect, use and disclose some of your personal information. This form provides you with information about, and obtains your consent to such information handling practices.

DEFINITIONS

Personal Information means any identifiable information about you, including your name, address, phone number, financial information and may include information about your property (such as listing and selling price, lease rate, listing term, etc.).

A **REALTOR[®]** is a member of a real estate board or association, the British Columbia Real Estate Association (BCREA) and of the Canadian Real Estate Association (CREA). REALTORS[®] in BC are licensed under the *Real Estate Services Act*. **Brokerage** refers to the real estate company where your REALTOR[®] is licensed (including their employees and staff). The **boards** are British Columbia real estate boards and associations (or any successors and amalgamations thereof) that are members of BCREA. REALTORS[®] provide MLS[®] services, which are professional services to effect the purchase and sale of real estate as part of a cooperative selling system, otherwise known as an MLS[®] System. An **MLS[®] System** is a member-to-member cooperative selling system for the purchase, sale or lease of real estate that is owned or controlled by a board, includes an inventory of listings and sales of participating REALTORS[®], and ensures a certain level of accuracy of information, professionalism, and cooperation amongst REALTOR[®] members.

How is my personal information collected?

Most personal information will be collected directly from you through the contracts and other documents you fill out (e.g., Multiple Listing Contract, Contract of Purchase and Sale, Offer to Lease, seller's Property Disclosure Statement) and through discussions you have with the REALTOR[®] to whom you are giving this consent. Some information may be collected from other sources such as government departments and agencies (e.g., Land Title Offices, BC Assessment), financial institutions and mortgage brokers.

To whom may my personal information be disclosed?

Your information may be disclosed to (or may be accessible by) the boards and their staff and members, other REALTORS[®] and their brokerage and clients, government departments and agencies, financial institutions, legal advisors, service providers, BCREA, the BC Financial Services Authority (BCFSA), the Real Estate Errors and Omissions Insurance Corporation (REEOIC), CREA, Financial Transaction and Reports Analysis Centre (FINTRAC), and members of the public, for the purposes described below.

Not all of your information will be accessible to each of the above-mentioned entities. For example, once the listing term has ended, the general public will not have access to your information, unless it is otherwise available through public registries or publications (e.g., Land Title Offices, BC Assessment, REALTOR.ca).

Your personal information may be transferred to or stored in a foreign country, in which case the governments, courts, law enforcement, or regulatory agencies of that country may be able to obtain access to your personal information through the laws of that foreign country.

Why is my personal information collected, used and disclosed?

Your personal information may be collected, used and disclosed for some or all of the primary uses set out below.

- 1a) To list/market your property on the MLS[®] System in accordance with the terms and conditions of the MLS[®] System and the boards.
- 1b) To allow members of boards (including REALTORS[®]), BC Assessment, appraisers, and others to value your property or access property details, both current and historical.
- 1c) To market your property through any other media (both print and electronic).
- 1d) To help you locate a suitable property to buy or lease.
- 1e) To facilitate the purchase and sale or lease transaction both before and after the completion of your transaction or entering into of your lease (including by cooperating with financial institutions, legal advisors, government departments and agencies and third parties engaged in connection with the purchase and sale or lease

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INITIALS

transaction, such as photographers, appraisers, home inspectors, lawyers/notaries and other service providers, and by communicating with you to coordinate any of the foregoing or to ensure your satisfaction with any of the foregoing and the real estate services provided to you in connection with the transaction).

- 1f) To allow the boards (including REALTORS®), appraisers and government or quasi government authorities to compile statistics on and publicly publish particulars of current and historical listing and sale information of properties, including such things as listing and sale prices and lease rates. Information about your property will be retained in the MLS® System and handled in accordance with its and the boards’ terms and conditions and applicable laws, and published or otherwise made available by the boards from time to time for these purposes after your property has sold or leased or your listing has expired (if you are a seller/landlord) and after you have purchased or leased your property (if you are a buyer/tenant).
- 1g) To advocate and/or enforce codes of professional conduct and ethics for REALTORS® (by cooperating with the boards, REEOIC, CREA, and regulatory bodies including, without limitation, BCFSa and FINTRAC).
- 1h) To satisfy legal and contractual obligations, which include storing and maintaining records as required by applicable laws, and fulfilling reporting obligations and commitments made to any government authorities having competent jurisdiction and other persons who are entitled to such information, including without limitation, governmental and quasi governmental authorities.
- 1i) To otherwise comply with the legal requirements and to act pursuant to legal authorizations.
- 1j) For any other reasonable purpose for which you provide consent, or for which consent may be implied in accordance with this Privacy Notice and Consent, or for which consent may be implied in accordance with applicable law.

The above-mentioned primary uses are a necessary part of your relationship with the REALTOR® to whom you are giving this consent.

Will my personal information be collected, used and disclosed for any other purposes?

Your personal information may also be collected, used and disclosed for the secondary uses set out below. These secondary uses are optional. If you do not want your personal information used or disclosed for any of these secondary uses, you may opt out of granting consent to any of them by initialing the “Opt Out” box(es) to the right of the secondary use(s) to which you do not want to consent.

- 2a) The REALTOR® to whom you are giving this consent (or their brokerage) may communicate with you in the future to determine whether you require additional real estate services.
- 2b) The REALTOR® to whom you are giving this consent (or their brokerage) may communicate with you to provide information about other products or services that may interest you.
- 2c) Other REALTORS® may communicate with you to determine if you require additional real estate services.
- 2d) The boards, and other REALTORS® or their brokerage (and survey firms on their behalf) may communicate with you to participate in surveys.

OPT OUT		

INITIALS

You may withdraw your consent to any or all of the secondary uses in the future by contacting the REALTOR® to whom you are giving this consent or that REALTOR®’s board’s privacy officer.

Contact information for all boards can be obtained from BCREA (website www.bcrea.bc.ca or telephone 604.683.7702).

ACKNOWLEDGEMENT

I / We consent to the collection, use and disclosure of personal information as described in this Privacy Notice and Consent form.

 PRINT NAME

 SIGNATURE

 DATE

Michael Shilton PREC*
 REALTOR®

 PRINT NAME

 SIGNATURE

 DATE

Royal LePage - Wolstencroft Realty
 BROKERAGE

 PRINT NAME

 SIGNATURE

 DATE

*PREC represents Personal Real Estate Corporation

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