



Wolstencroft Realty

SCHREDER

BROTHERS

REAL ESTATE GROUP



FOR SALE

Unit 105 - 19289 Langley Bypass
Surrey, BC

Two Storey Office/Retail Unit

- » Outstanding Central Location
- » Lots of Natural Light
- » Office Furniture Included
- » Available Immediately

UPDESH GREWAL

Personal Real Estate Corporation

JAMIE SCHREDER

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Commercial REALTOR®

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PROPERTY INFO

AREA

Office: 2,086 ft²

STRATA FEE

\$335.00 (per month)

PROPERTY TAX

\$6,140.64 (2024)

ASKING PRICE

\$1,349,000

ZONING

CHI (Highway Commercial Industrial)

Accommodates a wide range of retail and office uses. Please note this property is not suitable for childcare centers, restaurants, or automotive uses.



105 - 19289 Langley Bypass (Surrey, BC)

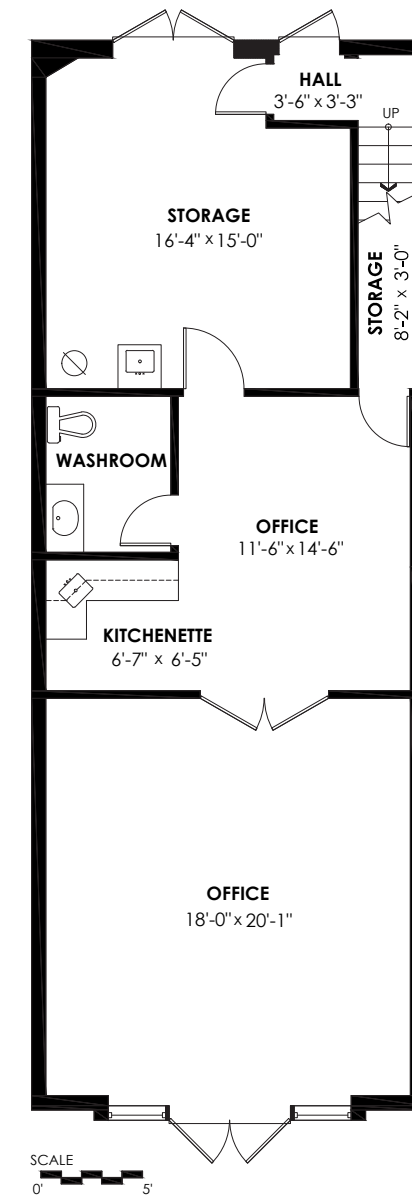
Located near the border of Surrey and Langley, Sunrise Centre is set right next to the Langley Bypass offering an outstanding high-traffic and central location. This 2,086 square foot office/retail unit features lots of natural light, tall ceilings, two washrooms, and one kitchenette. The six brand new office desks can be included in the sale if desired. Highway

Commercial (CHI) zoning allows for a wide range of uses, however; please note this property is not suitable for childcare centers, restaurants, or automotive uses. The space is available for immediate occupancy.

- » Outstanding Central Location
- » Office Furniture Included (If Desired)
- » Available Immediately

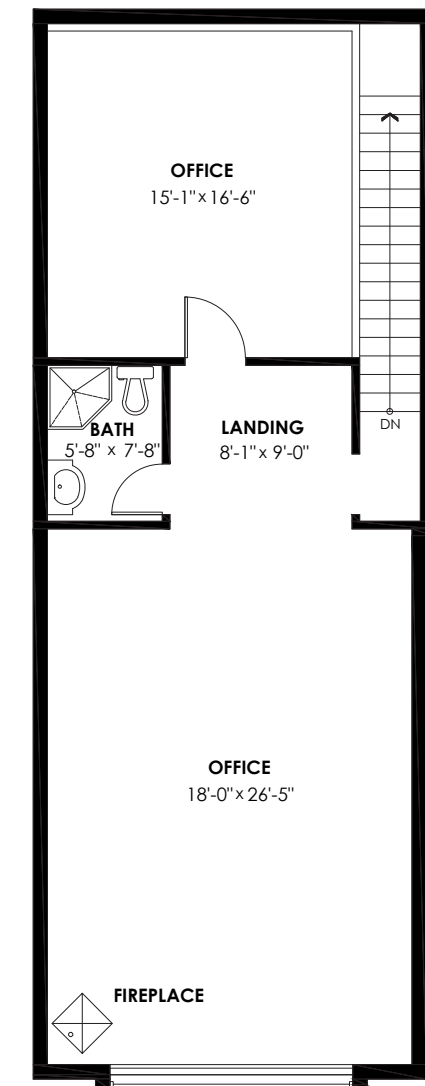
Main Floor Plan

Floor Area: 1043 sq.ft.
Ceiling Height: 9'-11"



Upper Floor Plan

Floor Area: 1043 sq.ft.
Ceiling Height: 14'-6"



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the Buyer if deemed important to them.



DRIVE TIMES

LANGLEY	9 MINS
WHITE ROCK	24 MINS
SURREY	29 MINS
MAPLE RIDGE	29 MINS
DELTA	34 MINS
ABBOTSFORD	37 MINS
VANCOUVER	55 MINS

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