

**AVISON
YOUNG**

For Sale

B1 & B2 – 19323 94 Avenue
Surrey, BC



ASKING PRICE REDUCED

**Subject
Property**

6,253 sf industrial strata unit
located in the heart of Port Kells

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

Ilya Tihanenoks, Principal
604 260 1869
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Property details

UNIT SIZE

Office	1,788 sf
Warehouse	4,465 sf
Total	6,253 sf

ZONING

IL – Light Industrial zoning allows for a wide range of industrial uses including:

- Manufacturing
- Warehousing
- Distribution
- Storage

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

PROPERTY TAXES (2025)

\$30,721.39

MONTHLY STRATA FEES

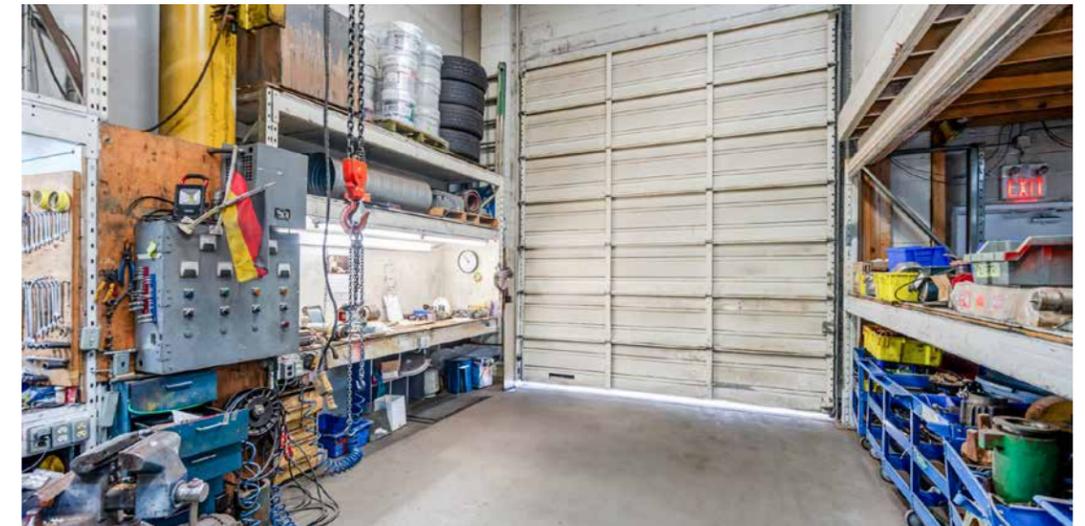
\$751.90

ASKING PRICE

\$3,390,000 \$3,126,500 (\$500 psf)

AVAILABILITY

Contact listing agents



Opportunity

Avison Young is pleased to present the opportunity to purchase a 6,253 sf industrial strata unit located in the highly sought-after Port Kells industrial district.

Strategically situated with immediate access to Highway 1, Golden Ears Way, and 200th Street, this prime location offers excellent connectivity across Metro Vancouver. The subject property features a practical combination of warehouse and office space with both grade and dock loading doors, making it well-suited for a variety of industrial users.

Property highlights

 Two (2) grade loading doors

 One (1) dock loading door

 18' 5" clear ceiling height

 225-amp 3 Phase 120/240V

 Four (4) designated parking stalls

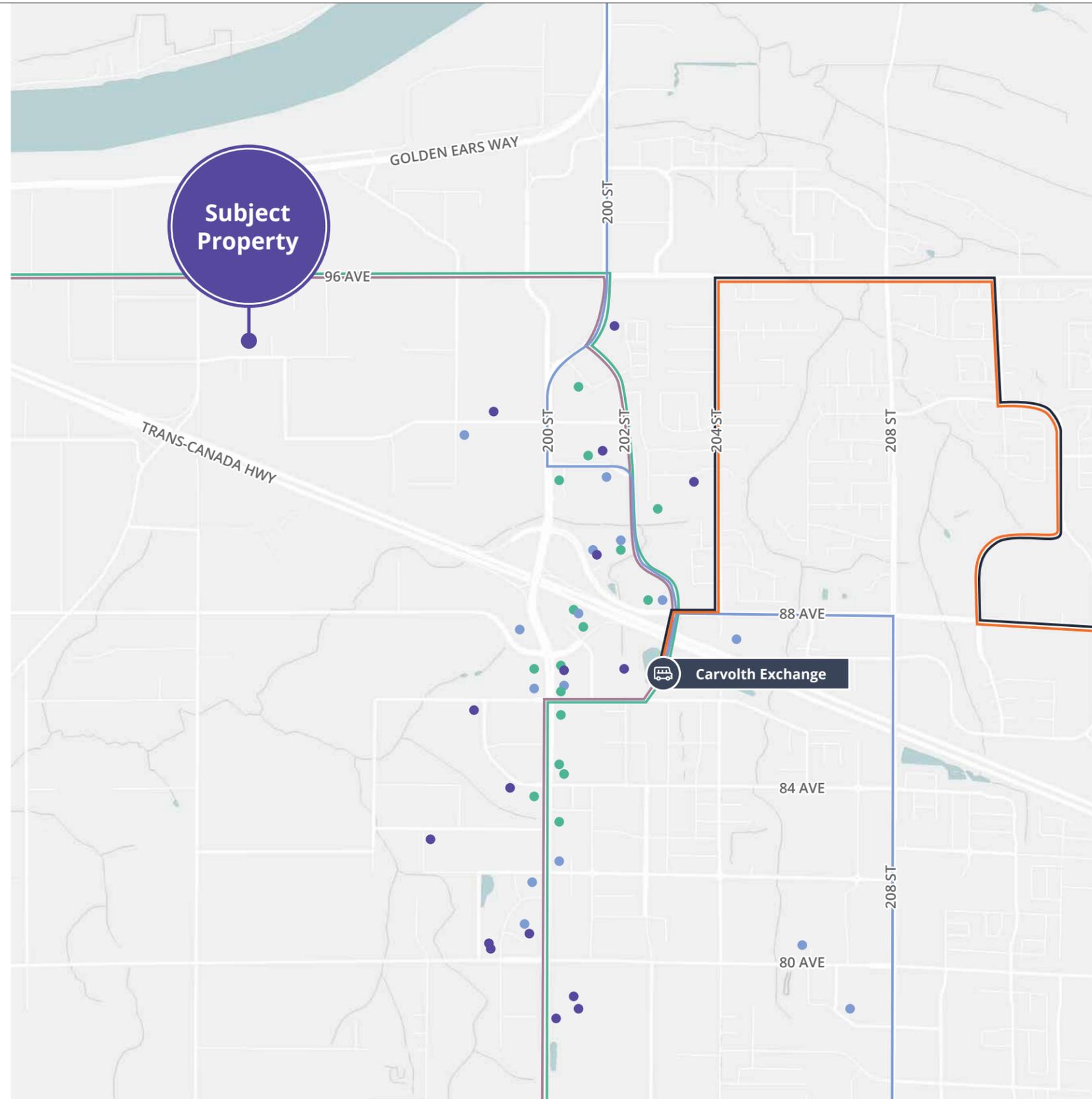
 Two (2) designated oversized parking stall

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

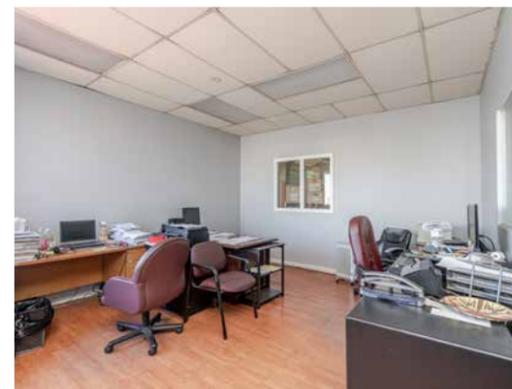


Area highlights

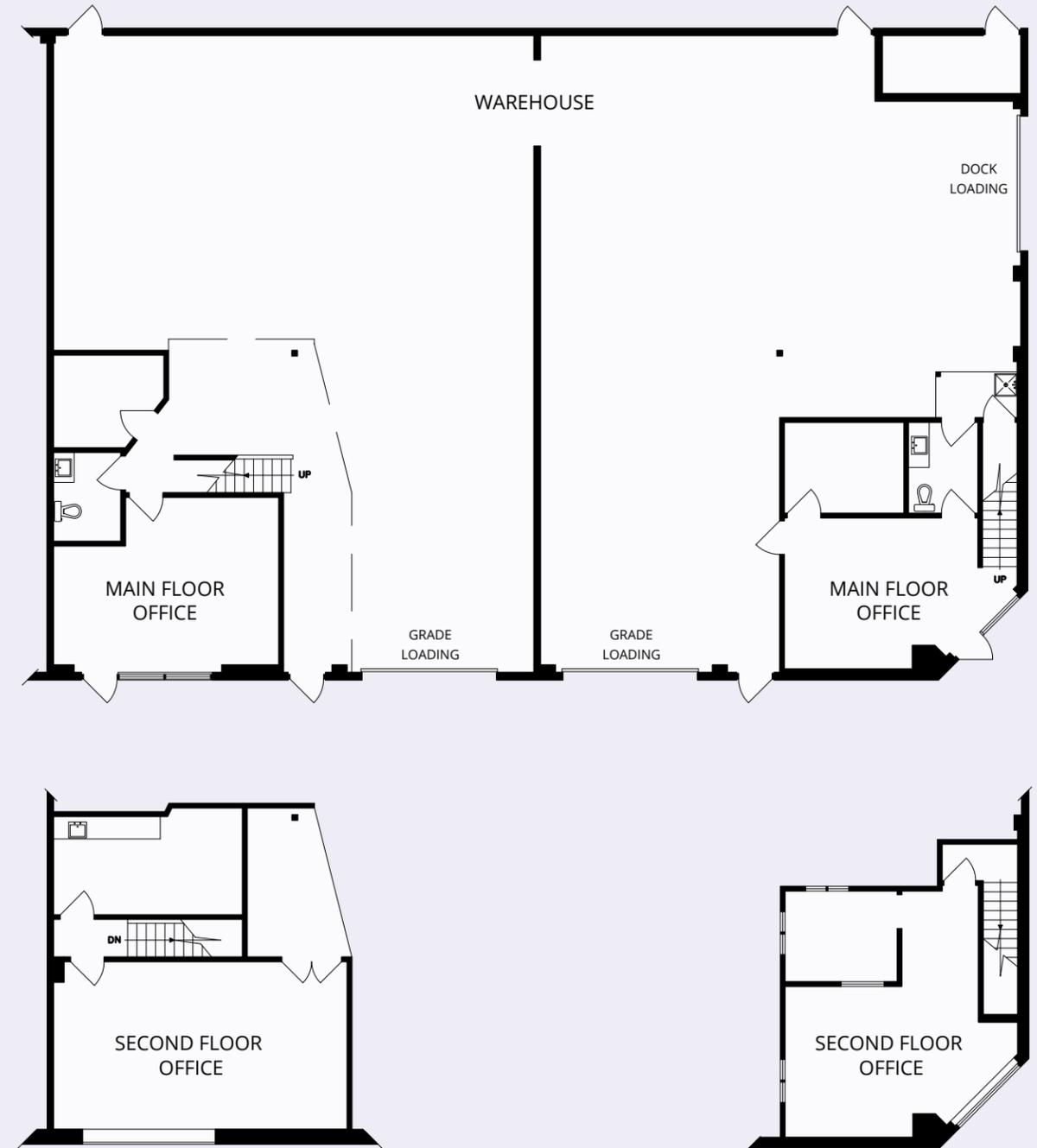
- **Food & beverage**
 1. Browns Socialhouse
 2. Starbucks
 3. Tim Hortons
 4. Dead Frog Brewery
 5. Moxies Langley Restaurant
 6. Artigiano
 7. S+L Kitchen & Bar Langley
 8. Blacksmith Bakery
 9. Wendy's
 10. Sushi Gio Japanese Restaurant
 11. The Old Spaghetti Factory
 12. The Barley Merchant Taproom & 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

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Floorplan





Contact for more information

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