

# FOR SALE

1,218 SF  
Turnkey Office Space



## 201- 23189 Francis Avenue Langley, BC

Royal LePage Commercial is pleased to present this turnkey office space, situated in the heart of Fort Langley. It offers an exceptional blend of modern amenities and historic charm. Located in one of Langley's most sought-after districts, this contemporary workspace seamlessly integrates with the area's rich heritage.

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

# PROPERTY

Professionally Designed Space



# PROPERTY OVERVIEW



This turnkey office space, custom designed embodies form and function as articulated by the internationally revered author, educator and architect Francis D.K. Ching.

Ideal for businesses seeking to establish a presence in this thriving, upscale community.

The office space is well suited with each private office having independent climate control and soundproofing. This space is ideal for companies valuing both functionality and character in their professional environment.

## ZONING:

- C-2

## YEAR BUILT

- 2018

## STRATA FEE

- \$903.68

## ANNUAL TAXES

- \$9,775.72 (2025)

## LEGAL DESCRIPTION

- STRATA LOT 22, PLAN EPS5519, DISTRICT LOT 19, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

## PARKING

- AMPLE Parking (See Parking Map)
- 40+ (leased) on Glover, Handicap parking (front West), 5 visitors parking (West/North), 2 visitors (South), 10 x 2-hr (East), 2 Dedicated + 2 Visitor underground parking, + ample paid parking nearby.

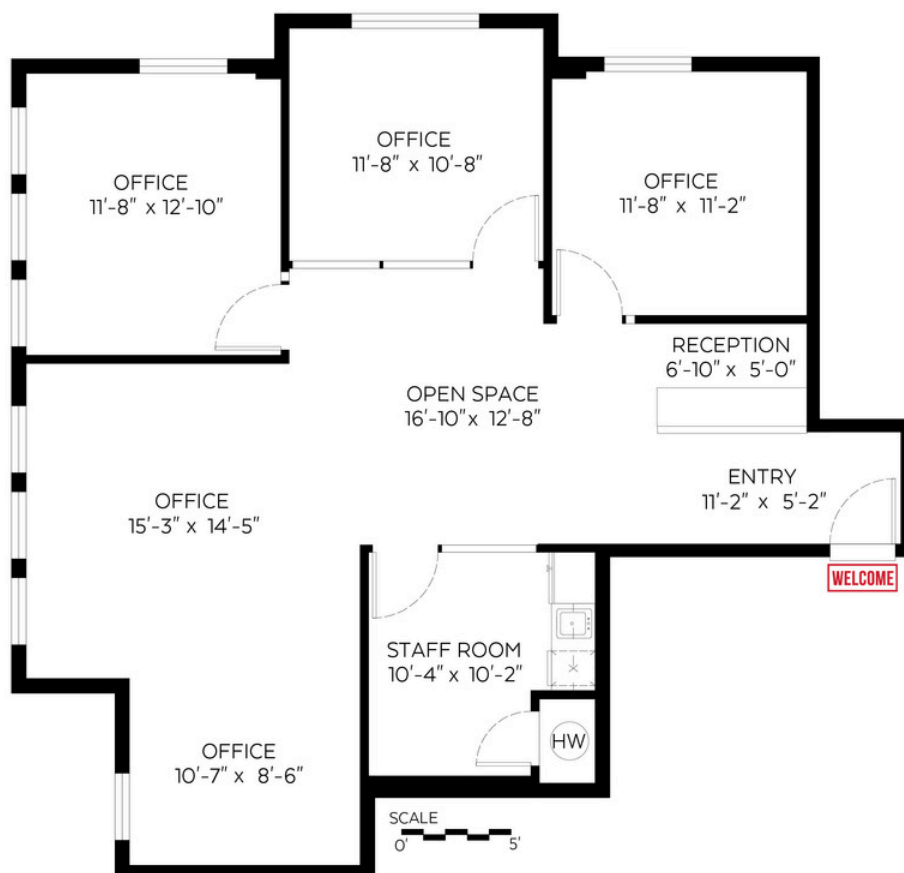
## ASKING PRICE

- Please contact the listing agent



#201 23189 Francis Avenue,  
Langley, B.C.

Occupant Area: 1,218 sq.ft.  
Ceiling Height: 8'-0"



Valid Until: January 30, 2026

The floor plan is not suitable for architectural/construction and is covered under E&O. © 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.



NORTH

# DEMOGRAPHICS

Ft. Langley, BC



## What's in My Community?

Places that make your life richer and community better

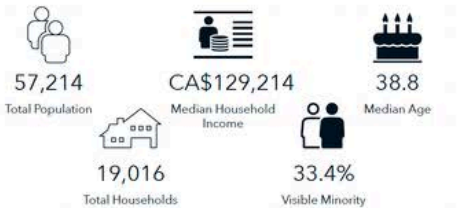
23189 Francis Ave, Unit 201, Langley, British Columbia, V1M 0G4  
10 minutes



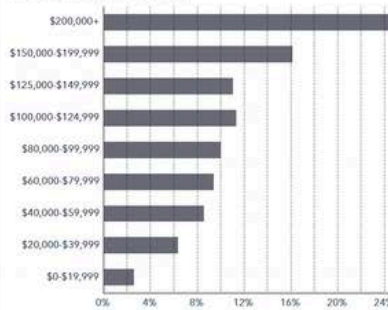
## Target Market Profile Report

23189 Francis Ave, Unit 201, Langley, British Columbia, V1M 0G4  
Drive time of 10 minutes

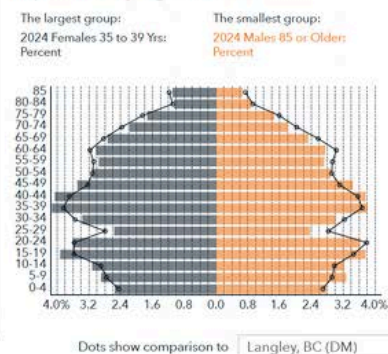
### Key Facts



### Household Income



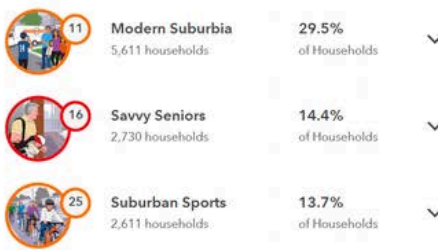
### Population by Age and Sex



### Household Spending

Description	Total Area Spending	Average Household	Index
Total Household Expenditures	CA\$3,449,895,056	CA\$181,421	139
Clothing	CA\$98,298,298	CA\$5,169	135
Education	CA\$51,458,822	CA\$2,706	145
Food	CA\$357,660,103	CA\$18,808	125
Games of Chance	CA\$35,044,129	CA\$1,843	131
Health Care	CA\$121,217,642	CA\$6,375	107
Household Furnishings and Equipment	CA\$112,211,240	CA\$5,901	143
Household Operations	CA\$146,570,409	CA\$7,708	128
Income Tax	CA\$523,512,796	CA\$27,530	120
Improvements Owned Residence	CA\$86,602,997	CA\$4,554	124
Improvements Alterations Vacation Home	CA\$4,140,843	CA\$218	84
Miscellaneous Household Expenditures	CA\$46,614,279	CA\$2,451	136
Personal Care	CA\$54,992,072	CA\$2,892	118
Pet Expenses	CA\$19,682,612	CA\$1,035	122
Recreation	CA\$128,902,104	CA\$6,779	142
Reading Materials and Other Print	CA\$5,057,709	CA\$266	137
Shelter	CA\$583,796,381	CA\$30,700	146
Tobacco Products, Alcoholic Beverages	CA\$85,521,982	CA\$4,497	118
Current Consumption	CA\$2,185,884,865	CA\$114,950	132
Financial Transactions	CA\$2,932,881,136	CA\$154,232	130
Personal Insurance Premiums, Retirement	CA\$149,814,957	CA\$7,878	126
Money, Gifts, Contributions, Support Pay	CA\$73,668,517	CA\$3,874	147
Transportation	CA\$358,539,695	CA\$18,855	128

### PRIZM segments



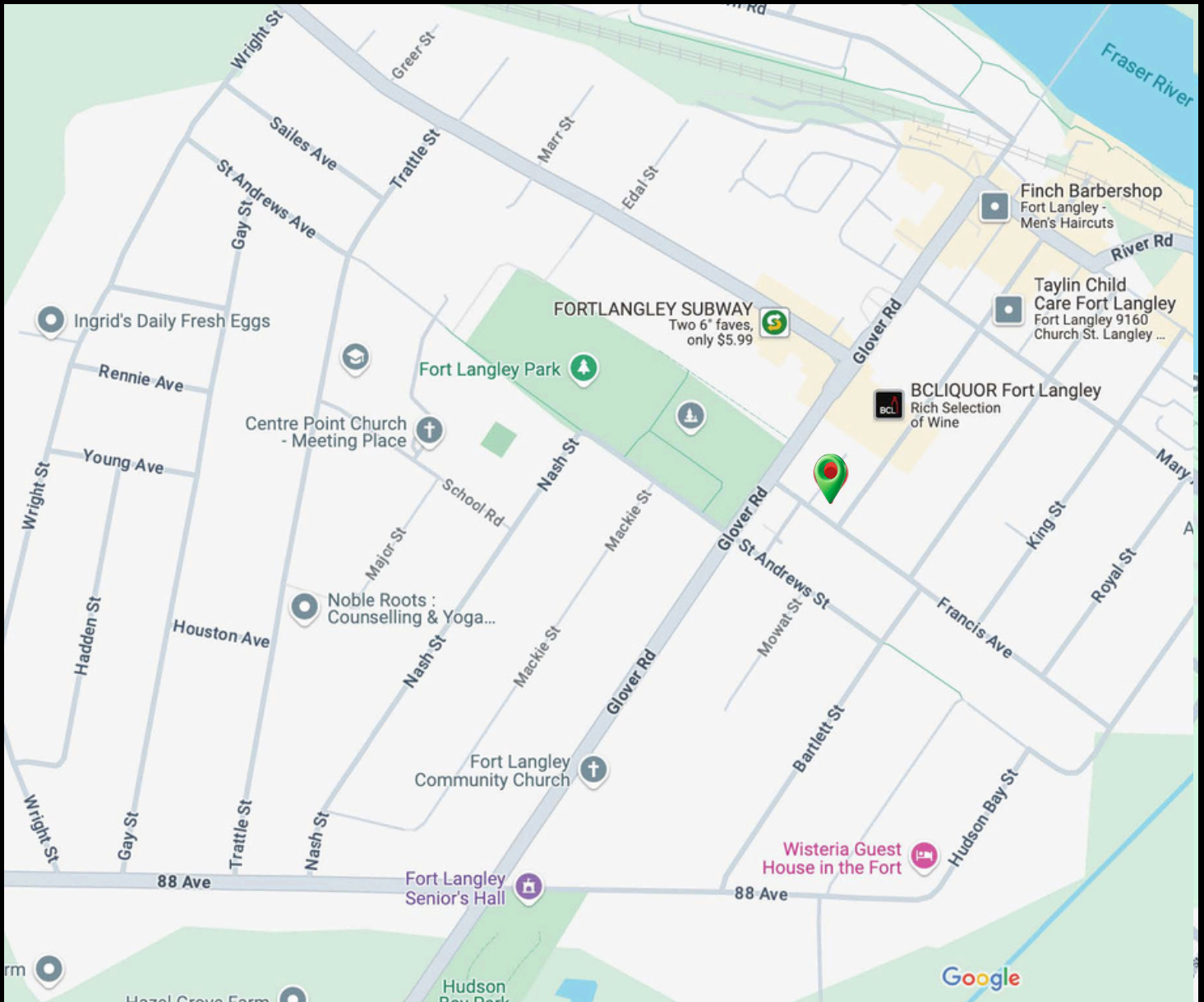
# PARKING MAP

Ample Parking Locations | With Property (+ 2 underground) | AS AVAILABLE |



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.

# LOCATION MAP



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