

# For Sale

19248 94th Avenue, Surrey, BC

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Rarely available 10,295 sf freestanding industrial building on 0.45 acres in Port Kells

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Property details

BUILDING AREA  
10,295 sf

SITE SIZE  
0.45 acres

PID  
002-685-868

LEGAL DESCRIPTION  
Lot 52 Section 34 Township 8 New  
Westminster District Plan 61118

PROPERTY TAXES (2024)  
\$39,922.34

- AVAILABLE REPORTS
- Leases
  - Rent roll
  - Geotechnical
  - Stage 1 Preliminary Site Investigation
  - Legal survey
  - Topographic survey

ASKING PRICE  
\$5,662,000 (~\$550 psf)

Opportunity

Avison Young is pleased to offer an exclusive opportunity to acquire a rarely available 10,295 sf freestanding industrial building on 0.45 acres, along 94th Avenue in Surrey's highly sought-after Port Kells industrial area.

The property is currently demised into three separate spaces and fully leased to three quality tenants. With expiring leases, a purchaser will have the opportunity to renew the tenancies or occupy portions of the building in the near future.

Zoning

**IL (Light Impact Industrial)** permits a wide range of light industrial uses, including but not limited to warehousing, distribution, manufacturing, automotive, accessory office, general service, along with outside storage.

Key highlights

- One of the best locations in Port Kells at a controlled intersection, just one block north of the 192nd Street interchange
- Freestanding building with an abundance of on-site parking and an outside storage area
- Currently demised into three separate spaces and fully leased to strong covenant tenants
- No renewal options in-place, providing flexibility to retain tenants or occupy the building
- Walking distance to bus routes, restaurants, shops and services

Unit breakdown


Unit	A and B	C	D
Total area	2,877 sf	2,414 sf	5,004 sf
Lease expiry	September 30, 2025	January 31, 2026	May 30, 2026
Renewal options	No renewal rights	No renewal rights	Currently subleased

Floorplan



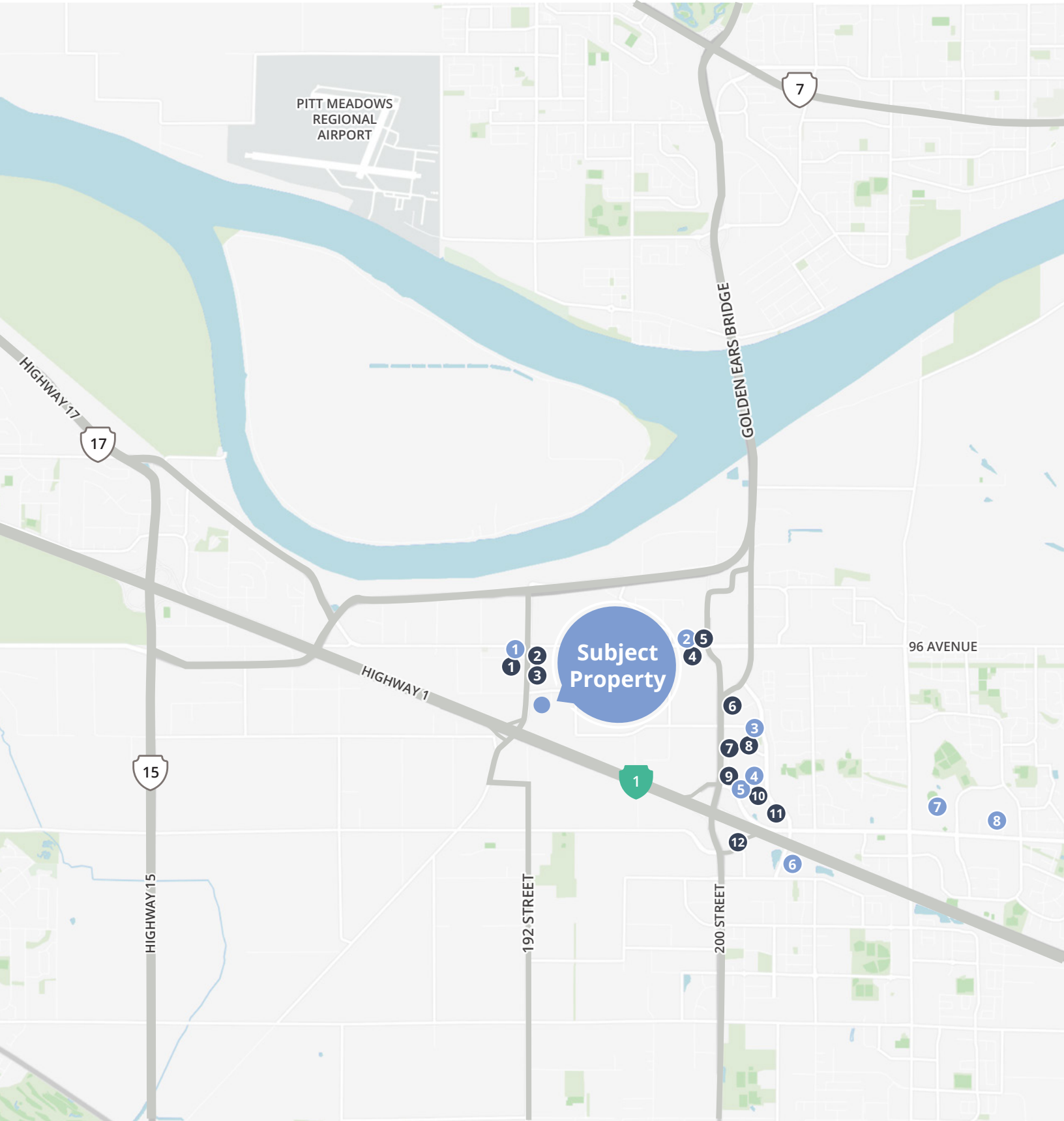


Building features

-  18' - 19' clear ceiling height in the warehouse
-  Six (6) oversized grade-level loading doors
-  208 volt, 400 amp, 144 kVA, 3-phase electrical service
-  Gas-fired, forced air warehouse heating
-  Improved office and mezzanine space
-  Sixteen (16) on-site parking stalls plus nine (9) stalls via 19214 94th Avenue cross-easement







Location

Located on the south side of 94th Avenue, just east of 192nd Street and one block north of the Highway 1 on-ramp, the property is well-situated in the heart of Surrey's highly desirable Port Kells industrial area.

This location offers exceptional accessibility with immediate connections to Highway 17 (SFPR), 200th Street, Highway 15, and Golden Ears Way.

A variety of retail, service, and transit options are conveniently located within walking distance to the property, making this an ideal location for businesses seeking efficiency and connectivity in a thriving industrial hub.

Drive times

Highway 1	1 minute
Golden Ears Way	2 minutes
Highway 15	4 minutes
Highway 17	4 minutes
200th Street	4 minutes
Port Mann Bridge	7 minutes
Highway 7	8 minutes

Amenities



SHOPPING & SERVICES

1. Esso Gas Station
2. Chevron Gas Station
3. Langley Sportsplex
4. Fresh St. Market
5. Shoppers Drug Mart
6. Carvolth Exchange Park and Ride
7. Walnut Grove Community Centre
8. Save-On-Foods



RESTAURANTS

1. Subway
2. Tim Hortons
3. The Baron's Manor Pub
4. A&W
5. Jimmy Mac's Pub
6. Quizno's
7. White Spot
8. The Old Spaghetti Factory
9. Boston Pizza
10. Browns Socialhouse
11. Denny's Restaurant
12. Moxies Restaurant







## Contact for more information

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