

# 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

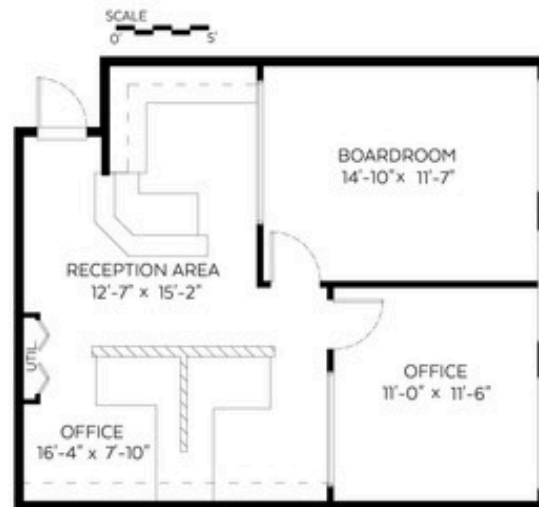


6351 197 Street, Langley B.C.

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

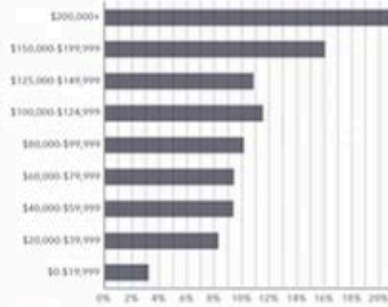
### Key Facts



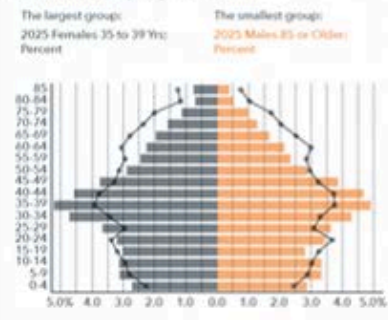
### PRIZM segments

	<b>Diverse &amp; Determined</b> 4,134 households	27.1% of Households
	<b>Stressed in Suburbia</b> 2,433 households	15.9% of Households
	<b>Suburban Sports</b> 1,709 households	11.6% of Households

### Household Income



### Population by Age and Sex



Dots show comparison to Langley, BC (DM)

### 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.

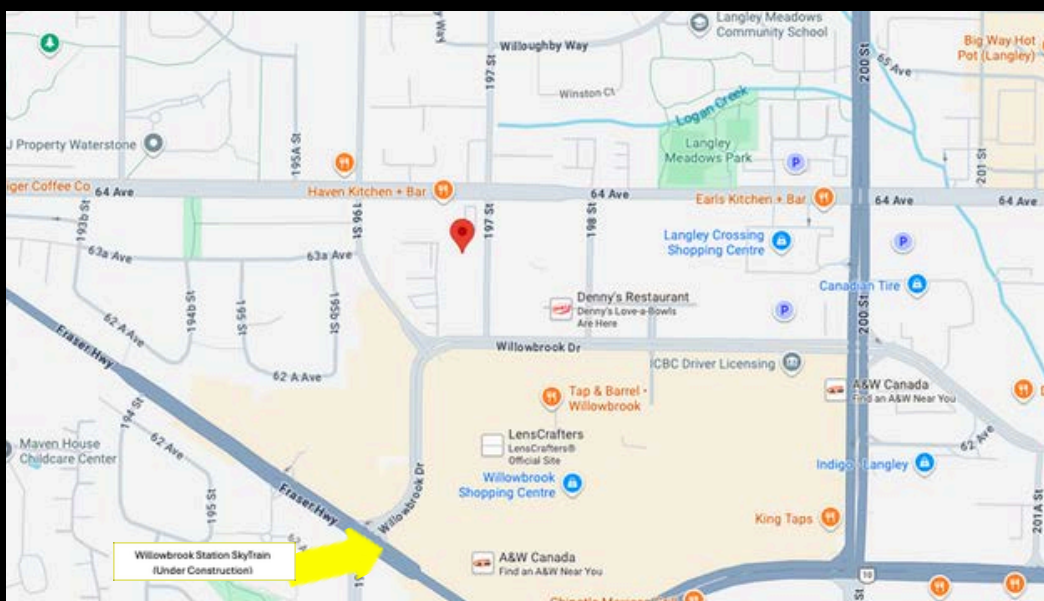
The combo of units listed is unique, with two specific spaces: Unit 202 at 1,800 square feet, and Unit 205 at 685 square feet. They are completely distinct units, separated by a hallway. What does this mean for you? Well, it offers amazing flexibility for an owner-user or investor to perhaps occupy one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



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited.

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.

All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). ©2026 Bridgemarq Real Estate Services Manager Limited. All rights reserved.