

**Move-In
Ready!**

**FOR
SALE/LEASE**

ELLERY

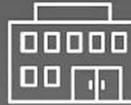
COMMERCIAL UNITS



20614 80th
Ave, Langley
BC



Wellness-
Centered
Development



Available space
from 826 - 1,924
sf if combined

A wellness-focused development offering flexible space options.



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real

DETAILS

| Highlights



Brand new concrete construction



Various demising options available



Medical and wellness focused building



Street front exposure with easy access



Residential tenants to support businesses



Ample underground and surface parking for commercial tenants

AVAILABILITY - Immediately

PARKING - Available

ZONING - CD89(J)

ASKING PRICE - Contact listing agents

ASKING RENT - Contact listing agents

| About the developer

Founded in 1994 as a small-scale developer of single-family homes, Isle of Mann has grown into a fully integrated commercial and residential property group. With extensive experience and a deep understanding of real estate fundamentals, they expertly navigate development, investment, and asset management across the industry.

IOMPropertyGroup.com

Visit above site to learn more.

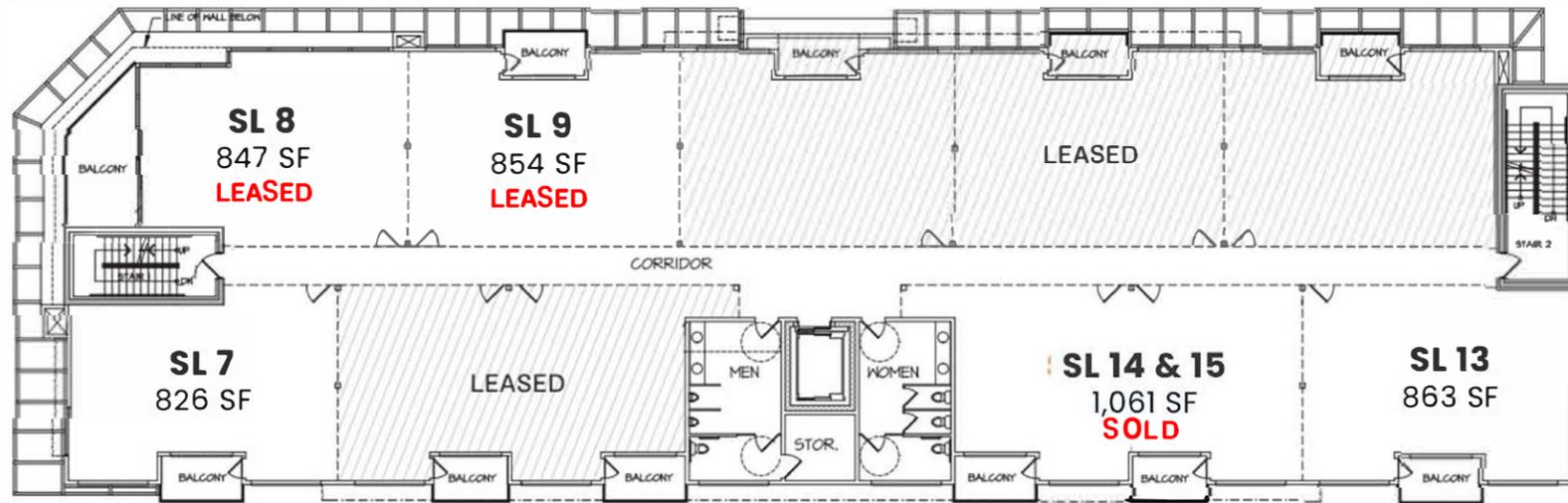
IOM **Isle of Mann** Property Group

Discover Ellery – a modern mixed-use development offering prime commercial space in the heart of Langley’s Yorkson community. Designed to accommodate a range of professional, medical, and service-based businesses, this dynamic location provides the perfect environment to grow and thrive.



FLOOR PLAN

Lease Availability



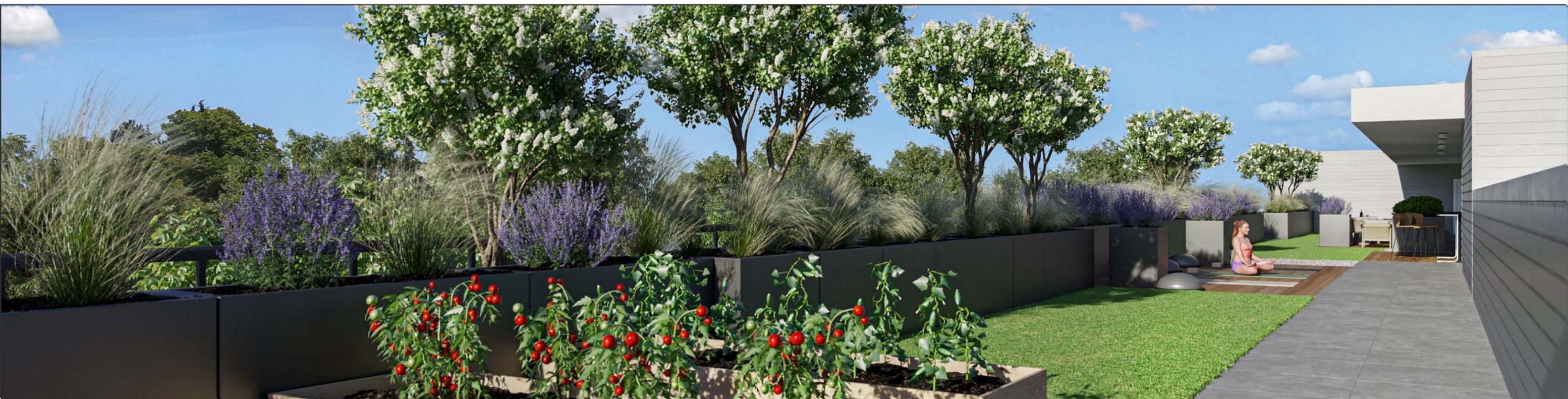
For Sale or Lease

SL 7
826 sf
Unit 210

SL 13
863 sf
Unit 240

SECOND FLOOR (OFFICE) - Lease availability
SL 14-15 & 13 can be made contiguous

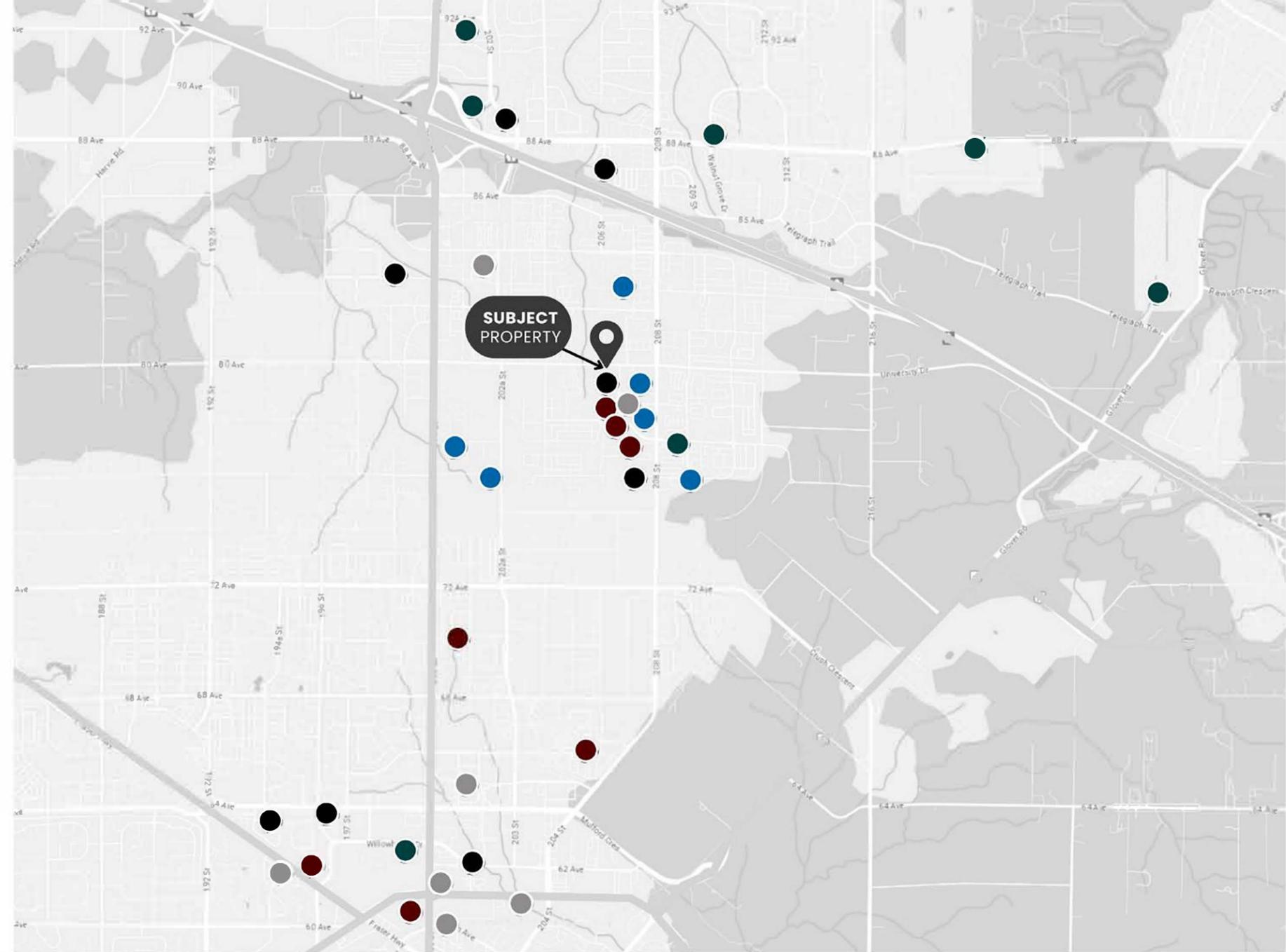
Floorplan displayed is for sample purposes only and unit sizes are subject to change



AMENITIES

Nestled in the heart of Willoughby, a rapidly expanding and family-friendly neighborhood, this central location offers unparalleled convenience. Situated just off Highway 1, residents enjoy swift access to the broader Metro Vancouver area. The community boasts a wealth of amenities, including the Langley Events Centre, home to various sports teams and events. For shopping enthusiasts, the nearby Willowbrook Shopping Centre features over 140 stores, while the local Willoughby Town Centre offers a variety of shops and eateries. The neighborhood is also home to numerous parks, trails, and green spaces, promoting an active lifestyle for all ages. With a strong sense of community and ongoing development, Willoughby is an ideal place for families seeking both comfort and convenience.

- Restaurants
- Recreation
- Education
- Banking
- Grocery
- Transportation Routes



HIGHLIGHTS

1 THE HEART OF WILLOUGHBY

Situated in the heart of Willoughby's growing Yorkson community, this development is part of a thriving hub where residential and commercial spaces come together. With Willoughby Town Centre just steps away, tenants benefit from a vibrant mix of complementary businesses, retail, dining, and essential services. Surrounded by schools, parks, and a rapidly expanding residential base, this area is more than just a place to work—it's a dynamic community where people connect, explore, and grow.

2 A GROWING CITY

Langley is one of B.C.'s fastest-growing municipalities, with its population increasing by over 20,000 residents since 2019—a 15.5% growth rate. Willoughby, in particular, is at the center of this expansion, with nearly 6,700 new homes in development and projections for up to 98,500 residents along the 200 Street corridor. With a booming residential base and a thriving commercial sector, this area presents an exceptional opportunity for businesses looking to establish or expand in a high-demand market.

3 A HEALTHY LIFESTYLE

Designed with health and wellness in mind, this space is ideal for medical, therapeutic, and lifestyle service providers. With a strong focus on businesses that support well-being—such as physiotherapists, chiropractors, massage therapists, and dental professionals—this building offers a prime opportunity to establish or expand your practice in a thriving, high-demand location. Positioned within a growing residential and commercial community, it provides the perfect environment for health-focused businesses to connect with clients and grow their presence.



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