

FOR SALE

112 - 129289 Langley Bypass, Surrey, B.C.

UNIQUE 2,158 SF HIGHWAY COMMERCIAL SPACE



Alex Girling
Associate, Industrial
(604) 675-5222
Alex.Girling@MarcusMillichap.com

Braydon Hobbs* PREC
First Vice President, Industrial
(604) 675-5266
Braydon.Hobbs@MarcusMillichap.com

Marcus & Millichap

*Personal Real Estate Corporation

OPPORTUNITY

Presenting the opportunity to purchase a rarely available, improved second floor retail/office space with workshop. This 2,158 sf property offers its own separate entrance that leads up to a beautifully finished open concept retail/office space with thoughtful glazing, a kitchen and a workshop that is separated by a connecting hallway. The location offers direct exposure to the Langley Bypass and is within minutes to Fraser Highway and 200th Street. The properties CHI zoning (Highway Commercial Industrial Zone) allows for wide variety of uses including retail, office, assembly, community services, recreational, and light impact industry.

SALIENT DETAILS

Civic Address:	112 - 19289 Langley Bypass, Surrey, B.C.
Legal Description:	Strata Lot 18, Plan LMS4706, Section 10, Township 8, New Westminster Land District
PID:	032-052-766
Retail/Office Area:	1,421 SF
Workshop Area:	737 SF
Total Area:	2,158 SF
Zoning:	CHI - Highway Commercial Industrial
Parking Stalls:	6 designated stalls
Construction:	Concrete tilt-up
Year Built:	2002
Strata Fees:	\$731.99
Property Taxes:	TBC
Availability:	Contact Agents
Asking Price:	\$1,550,000



HIGHLIGHTS



2,158 sf improved retail/office with workshop



CHI Zoning (Highway Commercial Industrial Zone) allows for various retail, office, recreational, and light impact uses

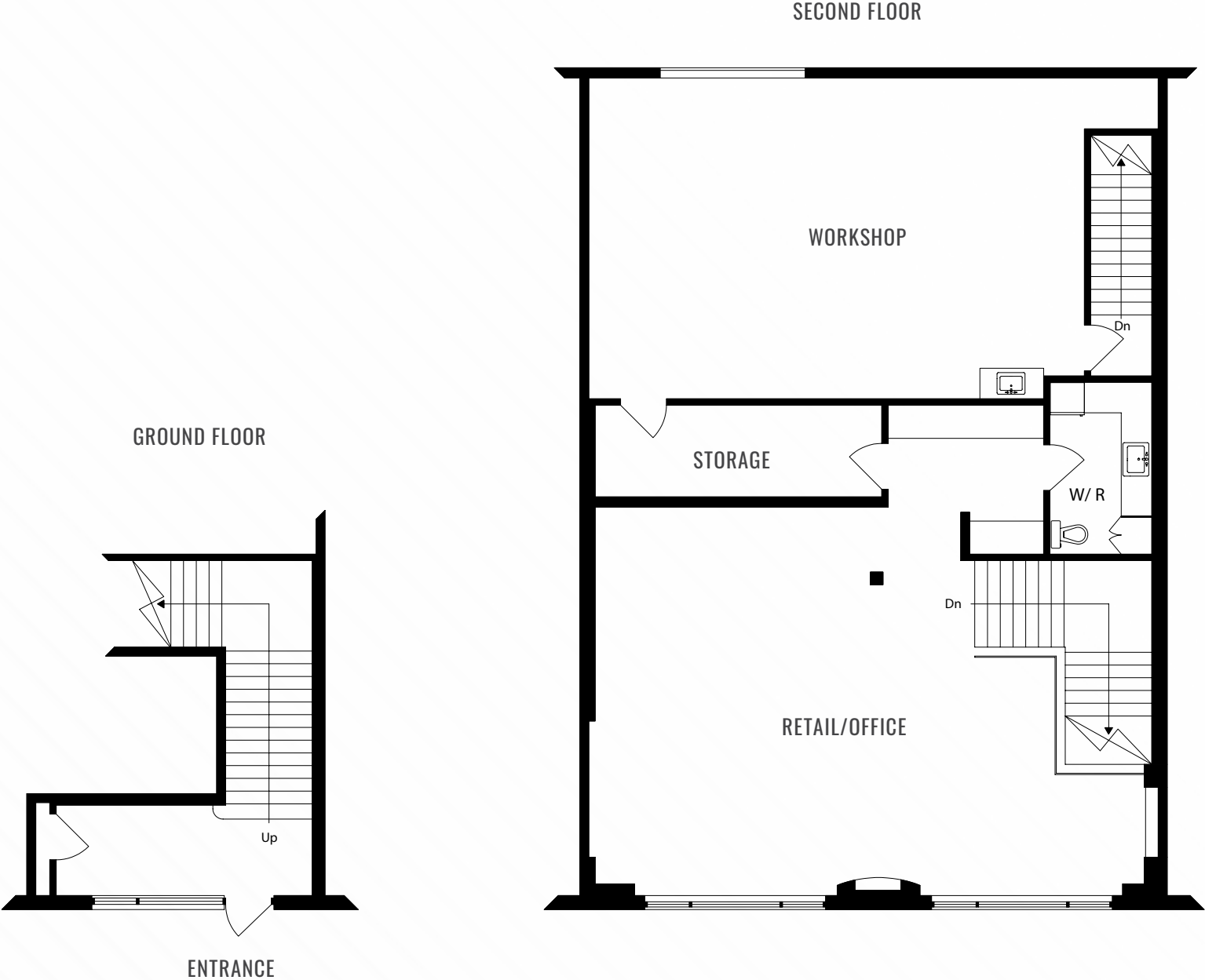


Second floor unit with private ground floor access



Flexible closing / leaseback options available

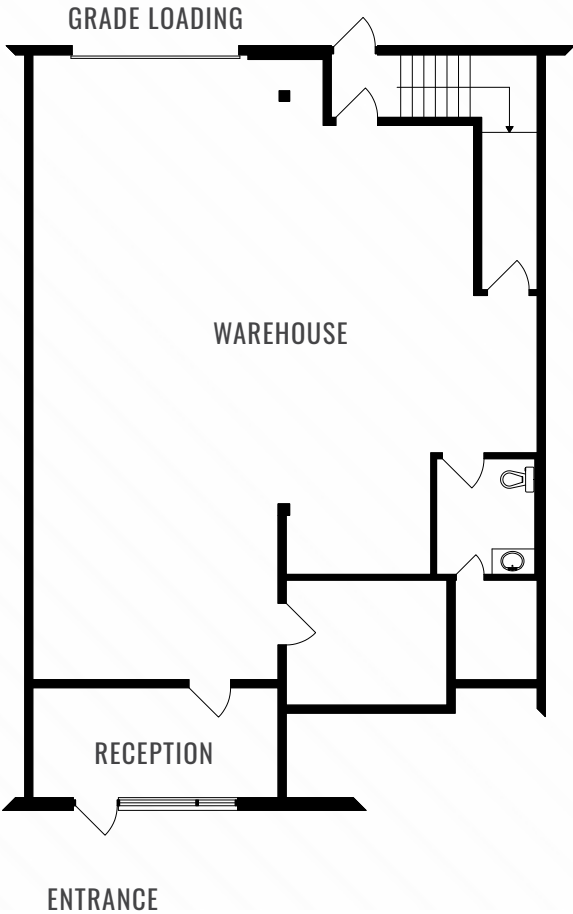
FLOOR PLAN



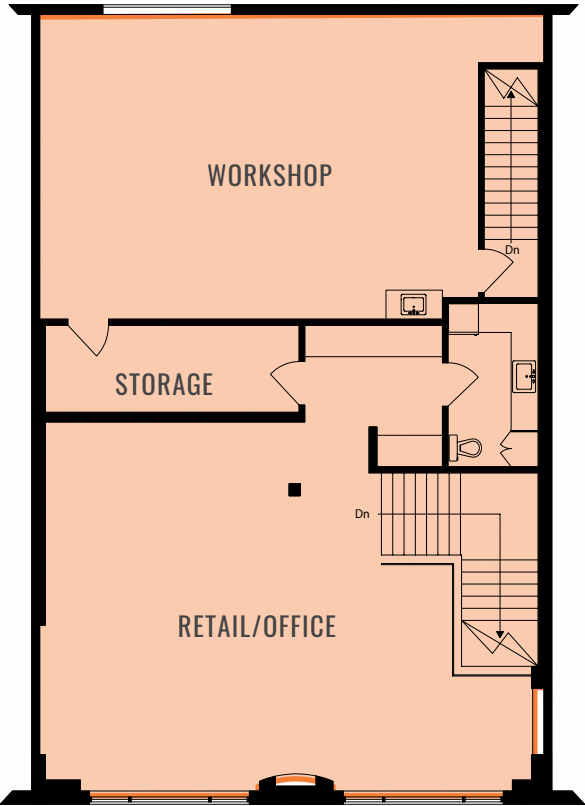
FLOOR PLANS

ADDRESS	WAREHOUSE SF	OFFICE/RETAIL SF	RECEPTION SF	WORKSHOP SF	TOTAL SF	PRICE	PRICE PER SF
111 – 19289 Langley Bypass	1,716	0	140	0	1,856	\$1,225,000	\$660.00
112 – 19289 Langley Bypass	0	1,421	0	737	2,158	\$1,550,000	\$718.00
TOTAL	1,716	1,421	140	737	4,014	\$2,775,000	\$691.00

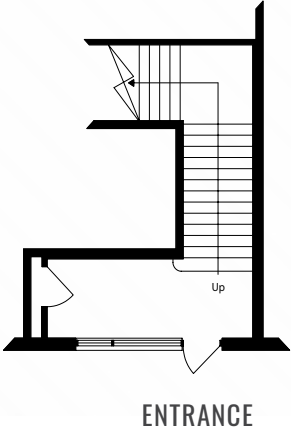
111 - 19289 LANGLEY BYPASS



112 - 19289 LANGLEY BYPASS
SECOND FLOOR



112 - 19289 LANGLEY BYPASS
SECOND FLOOR

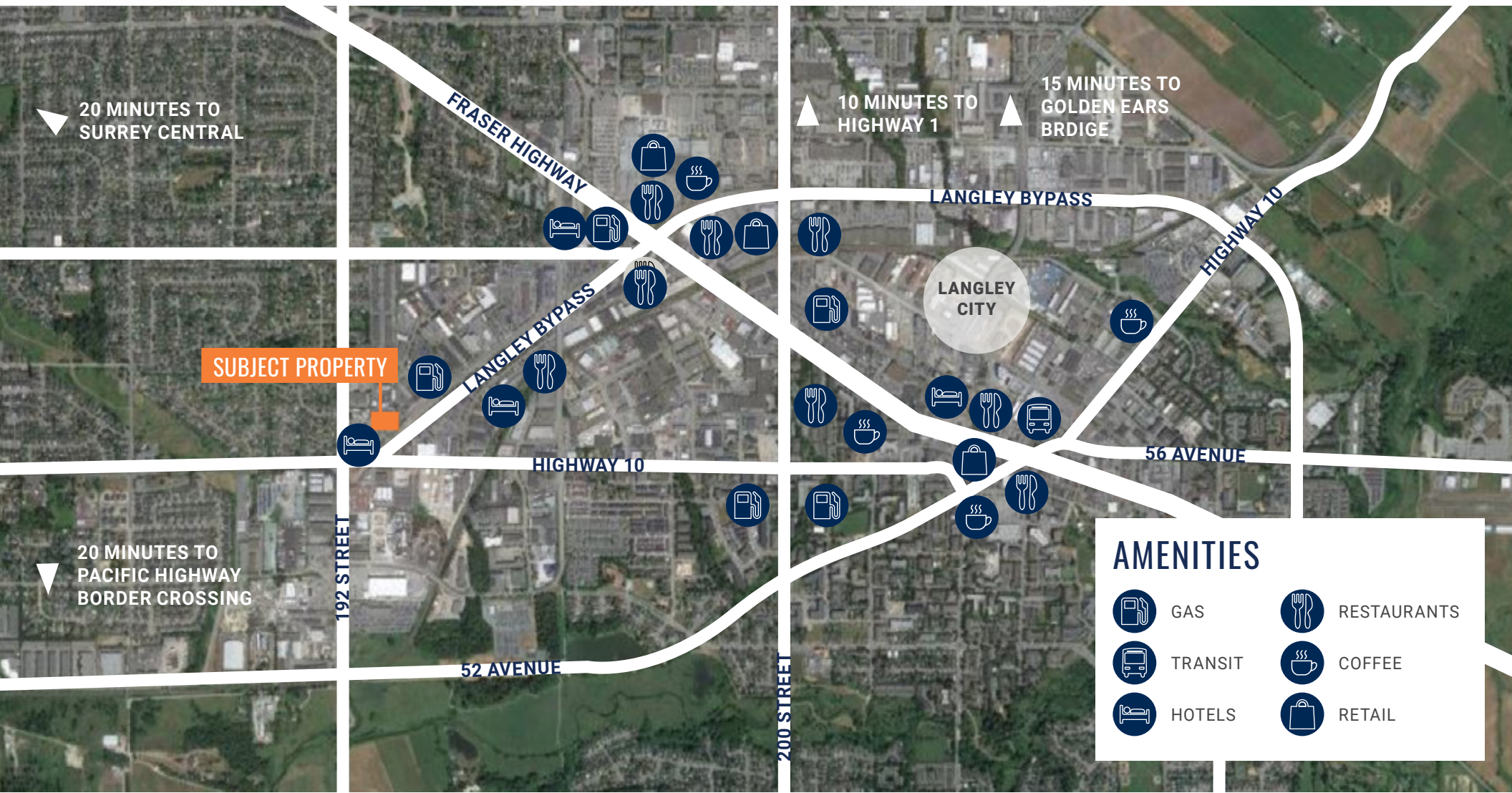


PROPERTY PHOTOS



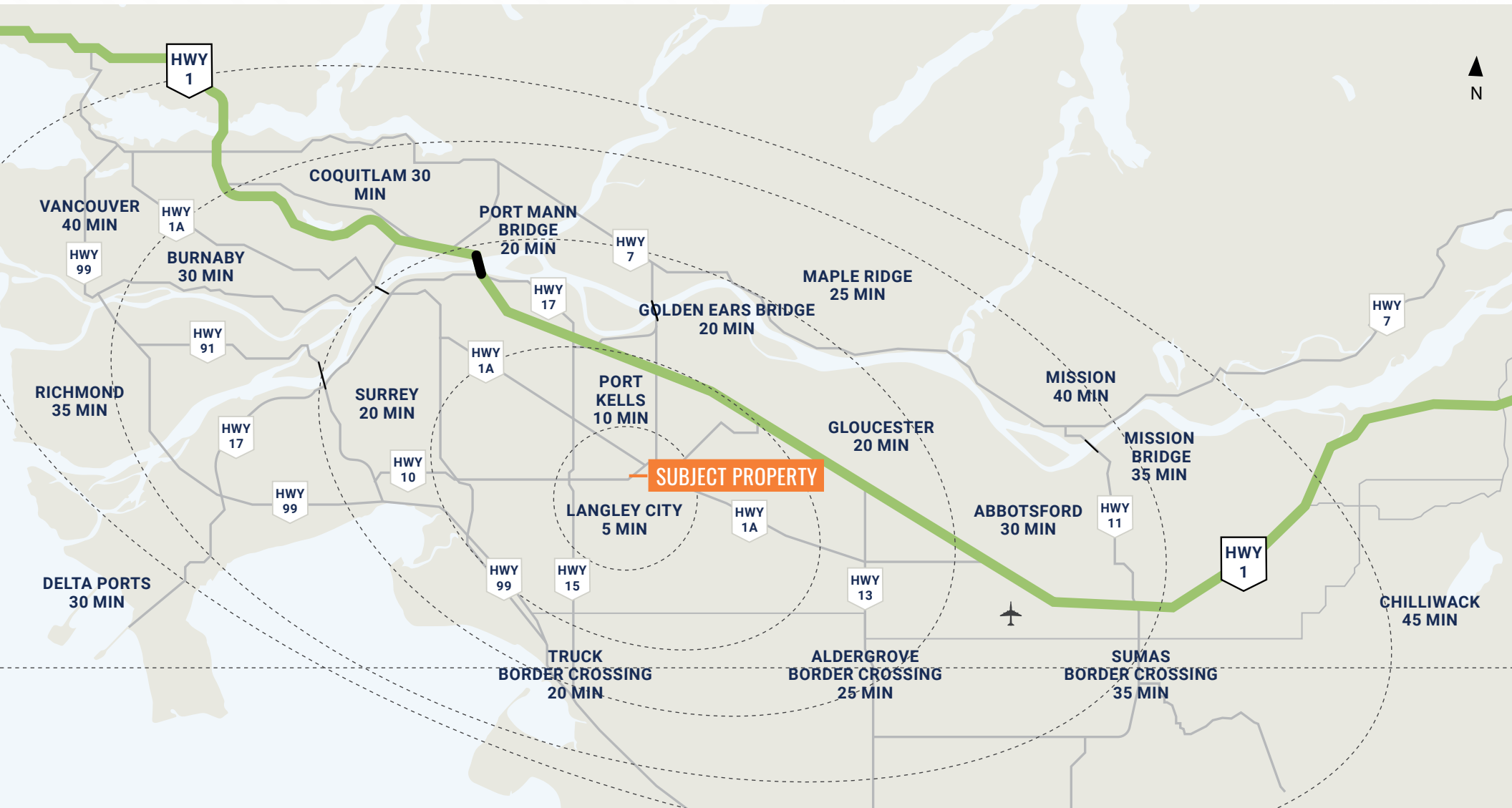
LOCATION OVERVIEW

The surrounding area offers a wide range of amenities to cater to the needs of businesses and employees, including shopping centers, restaurants, and cafes. The warehouse is also in close proximity to fitness centers, parks, and recreational areas, allowing staff to maintain a healthy work-life balance. Additionally, there are several hotels and accommodations nearby, making it convenient for out-of-town visitors and clients to stay in the area, making this warehouse a great place to work and do business.



DRIVE TIMES

Located in Surrey, this industrial warehouse offers easy access to major highways such as Highway 1 and Highway 10. The prime location allows for efficient transportation and hassle-free accessibility to all major commercial hubs, making it an ideal logistical choice for businesses.



Marcus & Millichap

Alex Girling

Associate, Industrial

(604) 675-5222

Alex.Girling@MarcusMillichap.com

Braydon Hobbs*

First Vice President, Industrial

(604) 675-5266

Braydon.Hobbs@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, B.C. V6E 4M3

(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.