

**AVISON
YOUNG**

For Sale

B1 & B2 – 19323 94 Avenue
Surrey, BC



6,253 sf industrial strata unit
located in the heart of Port Kells

Gord Robson*, Principal
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**Gord Robson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
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Property details

UNIT SIZE

Office	1,788 sf
Warehouse	4,465 sf
Total	6,253 sf

ZONING

IL – Light Industrial zoning allows for a wide range of industrial uses including:

- Manufacturing
- Warehousing
- Distribution
- Storage

**Please contact listing team for full details on permitted zoning*

PROPERTY TAXES (2024)

\$29,257.66

MONTHLY STRATA FEES

\$751.90

ASKING PRICE

\$3,548,250 \$3,450,000 (\$551 psf)

AVAILABILITY

Contact listing agents




Opportunity


Avison Young is pleased to present the opportunity to purchase a 6,253 sf industrial strata unit located in the highly sought-after Port Kells industrial district.


Strategically situated with immediate access to Highway 1, Golden Ears Way, and 200th Street, this prime location offers excellent connectivity across Metro Vancouver. The subject property features a practical combination of warehouse and office space with both grade and dock loading doors, making it well-suited for a variety of industrial users.





Property highlights


- 

Two (2) grade loading doors
- 

225-amp 3 Phase 120/240V
- 

One (1) dock loading door
- 

Four (4) designated parking stalls
- 

18' 5" clear ceiling height
- 

Two (2) designated oversized parking stall

Drive times

Golden Ears Way	2 mins
Trans-Canada Highway	5 mins
Highway 15	10 mins
Surrey City Centre	20 mins
US Border Crossing	35 mins
Delta Port	40 mins
Downtown Vancouver	40 mins
Vancouver Internationa Airport (YVR)	45 mins

Transit

- 595

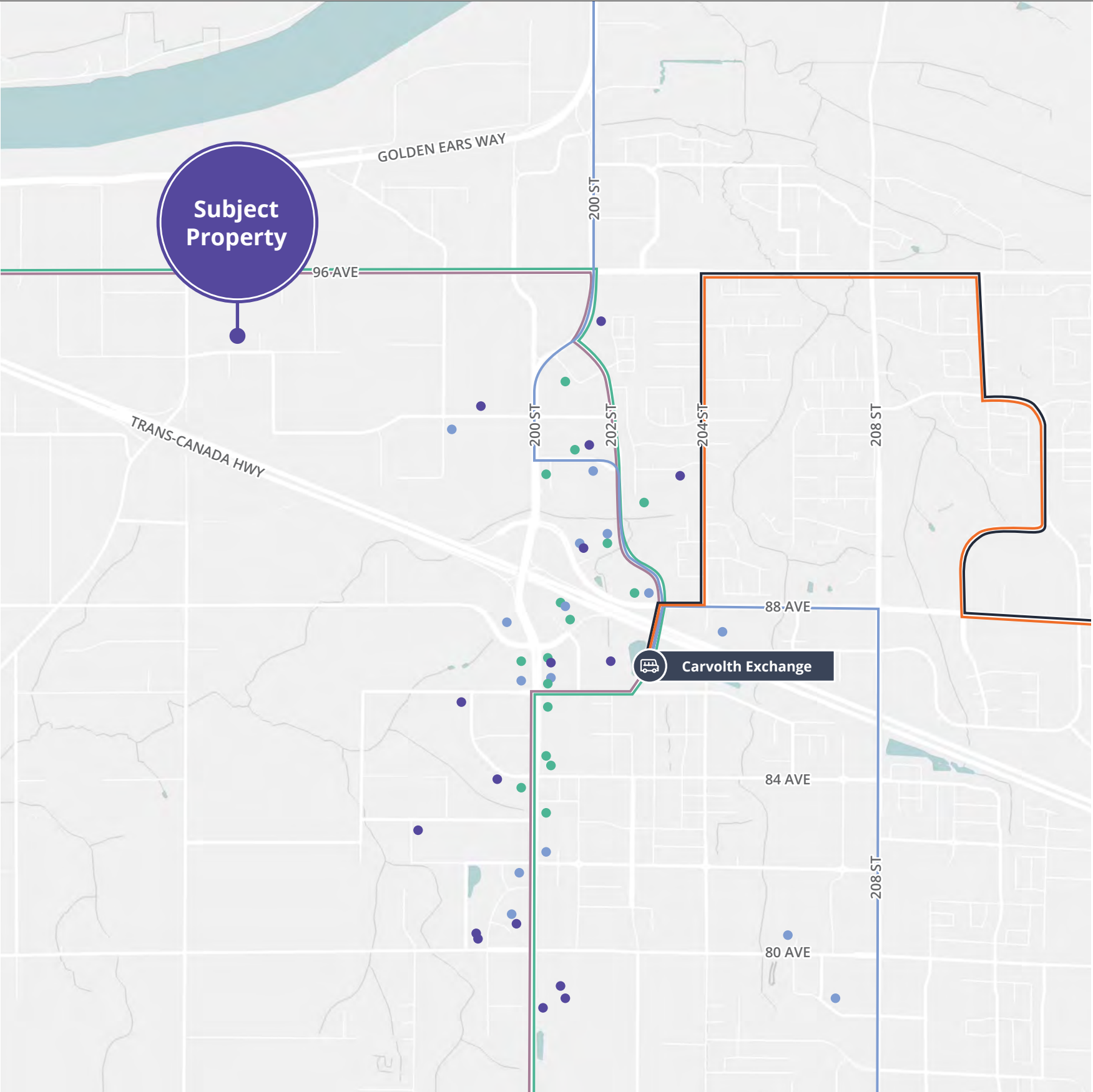
Maple Meadows Station/Langley Centre
- 509

Walnut Grove/Surrey Central Station
- 562

Langley Centre/Walnut Grove
- 501

Langley Centre/Surrey Central Station
- 388

22nd Street Station/Carvolth Exchange



Area highlights

- Food & beverage

 - Browns Socialhouse
 - Starbucks
 - Tim Hortons
 - Dead Frog Brewery
 - Moxies Langley Restaurant
 - Artigiano
 - S+L Kitchen & Bar Langley
 - Blacksmith Bakery
 - Wendy's
 - Sushi Gio Japanese Restaurant
 - The Old Spaghetti Factory
 - The Barley Merchant Taproom & Kitchen
 - The Keg Steakhouse + Bar
 - Smugglers Trail Caskworks (Brewery and Kitchen)
 - Triple O's
 - McDonald's
- Amenities

 - Shoppers Drug Mart
 - CIBC
 - First West Credit Union
 - Holiday Inn Express
 - Sandman Signature Langley Hotel
 - Shell
 - Chevron Gas Station
 - Latimer Village
 - FLUID SPA Langley
 - Gold's Gym Langley
 - Willoughby Town Centre
 - Cineplex Cinemas Langley
 - Best Buy
 - Fresh St. Market
 - The Tennis Centre - Langley
- Services

 - Highland Meadows Day Care
 - Langley Events Centre
 - Mopac Auto Supply
 - Willoughby Community Centre
 - Vehicle Sales Authority of BC
 - Langley Sports Medicine Clinic
 - FLUID SPA Langley
 - Revamp Wellness
 - BC General Employee's Union Fraser Valley Area Office
 - Evergreen Rehab & Wellness
 - Willoughby Family Chiropractic
 - New Horizon Montessori School
 - Purolator
 - Sporsplex Daycare
 - HealthLink BC
 - Canada Post

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Floorplan





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**BEST
MANAGED
COMPANIES**

Platinum member

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