

**AVISON  
YOUNG**

# For Sale

**Units 4 – 7, 20279 97<sup>th</sup> Avenue  
Langley Township, BC**



Rare opportunity to acquire up to four (4) meticulously maintained industrial strata units in Port Kells/NW Langley from 5,778 sf to 11,565 sf

**Gord Robson\***, Principal  
604 647 1331  
gord.robson@avisonyoung.com  
*\*Gord Robson Personal Real Estate Corporation*

**Ilya Tihanenoks**, Principal  
604 260 1869  
ilya.t@avisonyoung.com

# For Sale

Units 4 - 7, 20279 97<sup>th</sup> Avenue  
Langley Township, BC



## Property details

### PIDS

027-981-568; 027-981-576  
027-981-584; 027-981-592

**LEGAL DESCRIPTION:** Strata Lot 4 - 7, District Lot 124, Group 2, NWD Strata Plan BCS3515

**ZONING:** M-2 (General Industrial Zone)

*\*Please contact listing team for full details on permitted uses*

**YEAR BUILT:** 2009

### FRONTAGE:

- 203rd Street: 293.79 feet
- 97th Avenue: 288.61 feet

**STRATA FEES (2024 EST.):** \$2.32 psf

**STRATA ENTITLEMENT:** 27%

**AVAILABILITY:** Immediate

## Opportunity

Avison Young is pleased to present the opportunity to acquire 5,778 sf - 11,565 sf of warehouse space within Golden Ears Industrial Centre in the Northwest Langley Industrial area. Strategically located in the heart of Metro Vancouver with unparalleled access to major highways, this area is a prime destination for businesses seeking top-tier industrial space.

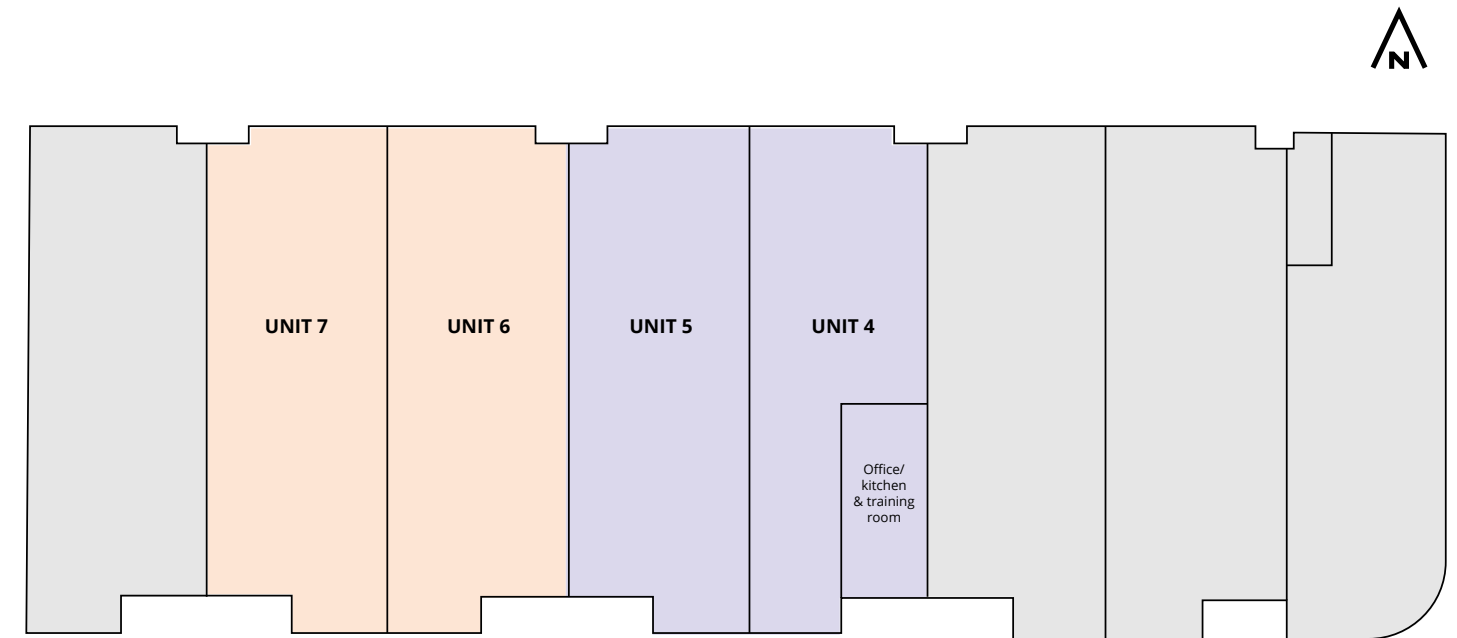
This property offers flexible options, with units available in various combinations to suit your business needs. Prospective purchasers have the option to purchase both units 4&5, 6&7 or combine both for a larger contiguous warehouse area.

## Building breakdown

#	Size	Price
Unit 4*	2,889 sf	\$3,547,500
Unit 5	2,889 sf	
Unit 6	2,896 sf	\$3,447,500
Unit 7	2,891 sf	
<b>Total</b>	<b>11,565 sf</b>	<b>\$6,995,000</b>

*\*Bonus mezzanine of 630 sf*

## Floor plan



## Highlights



Owner-occupier or investor opportunity



Location offers a unique combination of ease of access, proximity to prime residential and business areas, and convenient community amenities



Highly sought-after area with convenient access to major arterials including Trans-Canada Highway, Golden Ears Bridge, and Golden Ears Way

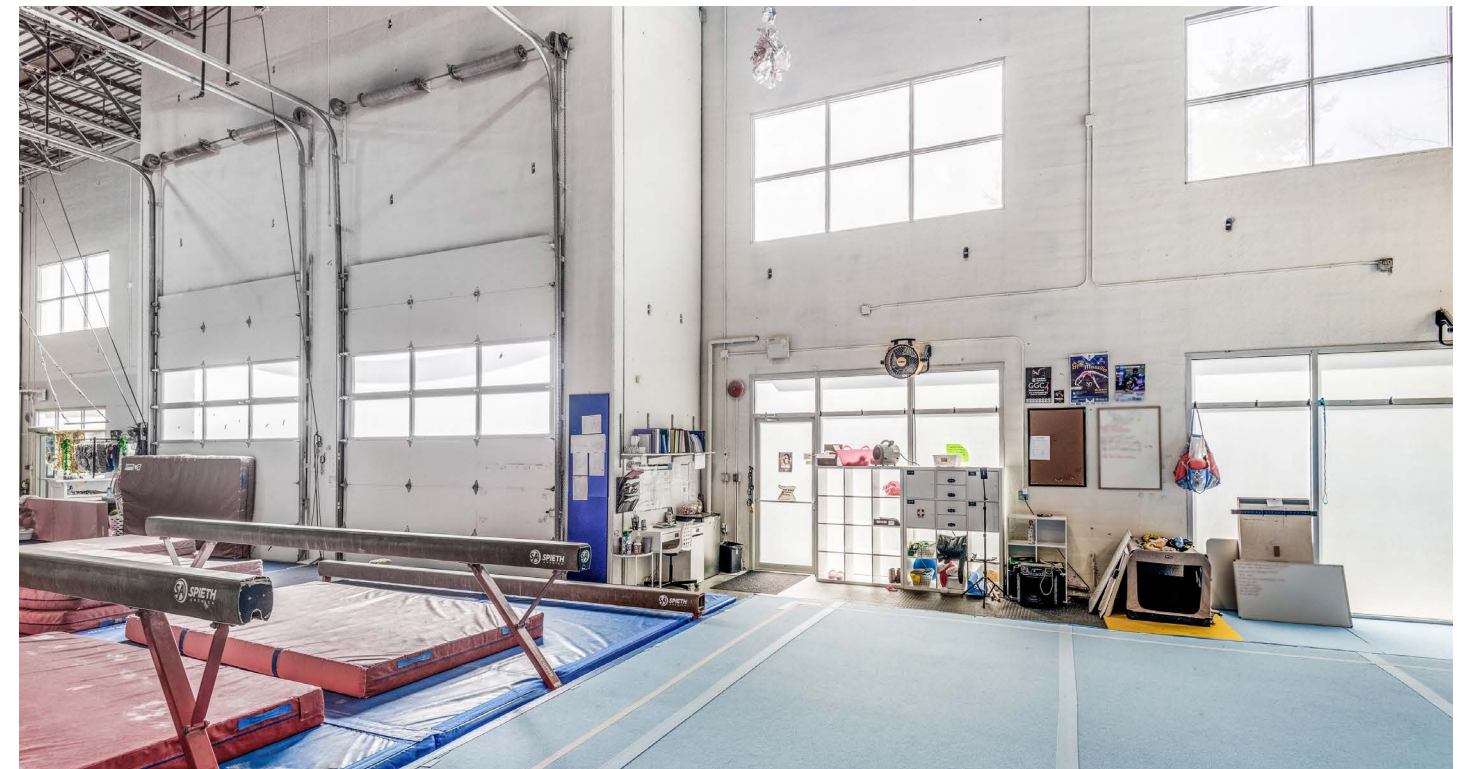


Conveniently serviced by 5 bus lines within walking distance, connecting commuters to Maple Meadows Station, 22nd Street, Langley Centre and Surrey Central location



## Building highlights

- Four (4) grade level loading doors
- 24' clear ceiling height
- Three (3) washrooms
- Lunchroom and private office
- Four (4) 225 amp, 120/208 volt 3-phase panels
- 3-phase electrical service
- Concrete tilt up
- 300 lbs. floor loading capacity
- Extensive exterior glazing
- Fully sprinklered
- Radiant heating



## Location

Strategically positioned near 200<sup>th</sup> Street and 96<sup>th</sup> Avenue — the major connector route through Port Kells and Northwest Langley, these units enjoy a prime location within Metro Vancouver's most sought-after industrial hub. Offering seamless access to all Greater Vancouver markets via the Trans-Canada Highway interchange at 200<sup>th</sup> Street, the Golden Ears Bridge, and South Perimeter Road.

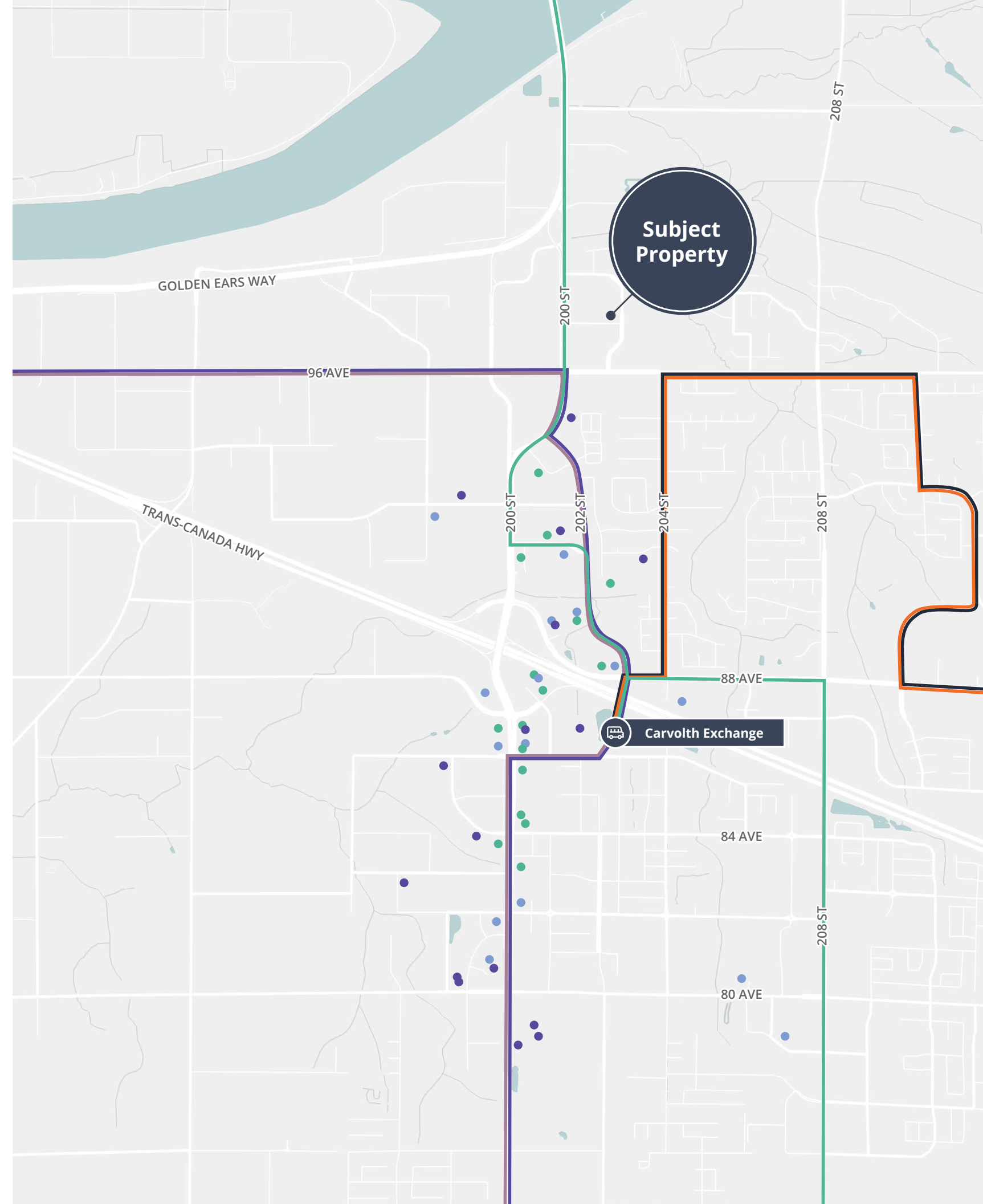
With essential amenities within walking distance at 200<sup>th</sup> Street and an abundance of transit options nearby, this site is recognized as a premium destination in the Fraser Valley.

## 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 International Airport (YVR)	45 mins

## Transit

<b>595</b>	Maple Meadows Station/Langley Centre
<b>509</b>	Walnut Grove/Surrey Central Station
<b>562</b>	Langley Centre/Walnut Grove
<b>501</b>	Langley Centre/Surrey Central Station
<b>388</b>	22nd Street Station/Carvolth Exchange



## Area highlights

### Food & beverage

1. Browns Socialhouse
2. Starbucks
3. Tim Hortons
4. Dead Frog Brewery
5. Moxies Langley Restaurant
6. Artigiano
7. S+L Kitchen & Bar Langley
8. Blacksmith Bakery
9. Wendy's
10. Sushi Gio Japanese Restaurant
11. The Old Spaghetti Factory
12. The Barley Merchant Taproom & Kitchen
13. The Keg Steakhouse + Bar
14. Smugglers Trail Caskworks (Brewery and Kitchen)
15. Triple O's
16. McDonald's

### Amenities

1. Shoppers Drug Mart
2. CIBC
3. First West Credit Union
4. Holiday Inn Express
5. Sandman Signature Langley Hotel
6. Shell
7. Chevron Gas Station
8. Latimer Village
9. FLUID SPA Langley
10. Gold's Gym Langley
11. Willoughby Town Centre
12. Cineplex Cinemas Langley
13. Best Buy
14. Fresh St. Market
15. The Tennis Centre - Langley

### Services

1. Highland Meadows Day Care
2. Langley Events Centre
3. Mopac Auto Supply
4. Willoughby Community Centre
5. Vehicle Sales Authority of BC
6. Langley Sports Medicine Clinic
7. FLUID SPA Langley
8. Revamp Wellness
9. BC General Employee's Union Fraser Valley Area Office
10. Evergreen Rehab & Wellness
11. Willoughby Family Chiropractic
12. New Horizon Montessori School
13. Purolator
14. Sporsplex Daycare
15. HealthLink BC
16. Canada Post



## Contact for more information

**Gord Robson\***, Principal  
604 647 1331  
gord.robson@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Ilya Tihanenoks**, Principal  
604 260 1869  
ilya.t@avisonyoung.com

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**

**CANADA BEST  
MANAGED  
COMPANIES**  
Platinum member