

**AVISON  
YOUNG**

**For Sale**

**Unit 303 – 9785 192 Street  
Surrey, BC**

**PRICE REDUCED**



2,310 sf industrial strata unit in  
the heart of Port Kells

**Ilya Tihanenoks**, Principal  
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*\*Gord Robson Personal Real Estate Corporation*

## Opportunity

Avison Young is pleased to present the opportunity to purchase a 2,310 sf industrial strata unit in the heart of the Port Kells Industrial area. Centrally located with immediate access to Highway 1, Golden Ears Way, and 192nd Street, the property offers excellent connectivity across Metro Vancouver and the Fraser Valley. This newly painted and reconditioned unit features a functional mezzanine for office or storage use, extensive natural light, 20' clear ceiling height, brand-new LED lighting and a 10' W x 12' H grade level loading door, making this an ideal space for a variety of industrial users.

## Property details

### PID

024-601-977

### UNIT SIZE

Main floor	1,690 sf
Mezzanine	620 sf
<b>Total</b>	<b>2,310 sf</b>

### ZONING

IL (Light Impact Industrial) allows for a variety of uses including:

- Storage and warehousing
- Distribution
- Automobile painting and body work

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

### YEAR BUILT

1999

### ASKING PRICE

\$1,050,000 (\$455 psf)

### ASSESSED VALUE (2026)

\$1,172,000

### PROPERTY TAXES (2025)

\$11,641.29

### MONTHLY STRATA FEES (2025)

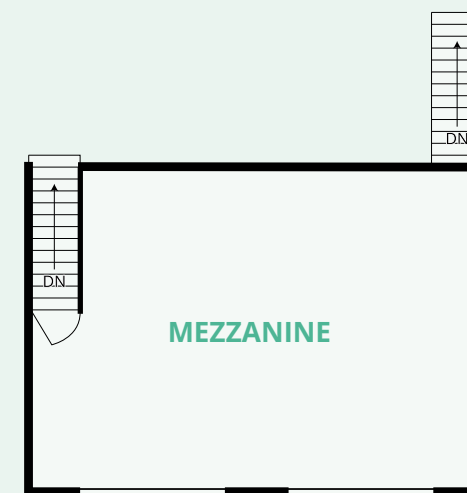
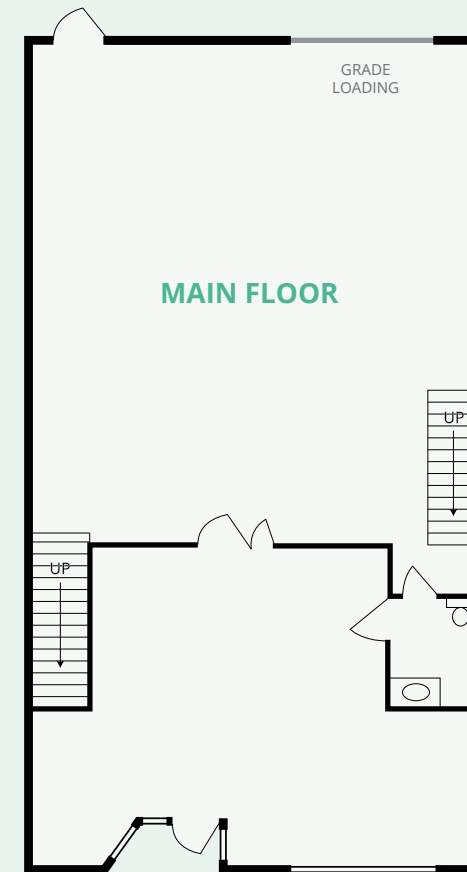
\$188.54

### AVAILABILITY

Immediate

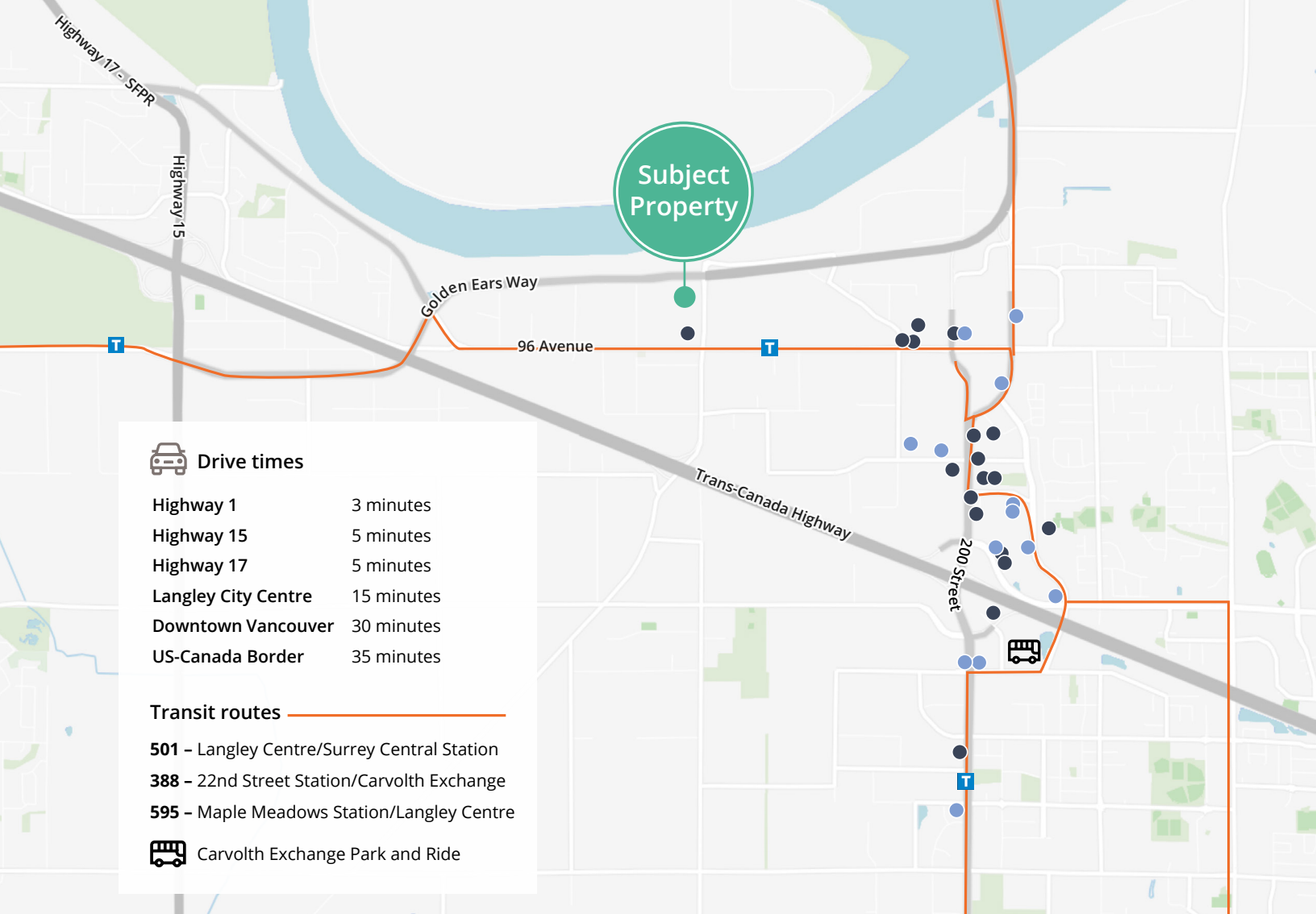


## Floorplan



## Property highlights

- Rear-loading, front-entry configuration
- 20' clear ceiling height
- 100 amp/240 volt 3-phase electrical service
- Three (3) reserved parking stalls in front of the unit
- One (1) grade level loading door (10' W x 12' H)
- Gas fired unit heating
- One (1) handicapped accessible washroom with mop sink
- New LED lighting
- Freshly painted and reconditioned



### Drive times

Highway 1	3 minutes
Highway 15	5 minutes
Highway 17	5 minutes
Langley City Centre	15 minutes
Downtown Vancouver	30 minutes
US-Canada Border	35 minutes

### Transit routes

- 501** - Langley Centre/Surrey Central Station
- 388** - 22nd Street Station/Carvolth Exchange
- 595** - Maple Meadows Station/Langley Centre



Carvolth Exchange Park and Ride

### Food & beverage

- A&W Canada
- Subway
- McDonald's
- The Old Spaghetti Factory
- Miltomates Taqueria
- The Keg Steakhouse + Bar
- Starbucks
- S+L Kitchen & Bar Langley
- Moxies Langley Restaurant
- Tim Hortons
- The Barley Merchant Taproom & Kitchen
- Boston Pizza
- White Spot Walnut Grove
- Fatburger Walnut Grove
- Quiznos
- Smugglers Trail Caskworks (Brewery and Kitchen)

### Amenities & services

- Cineplex Cinemas Langley
- Fresh St. Market
- Big Box Outlet Store
- Golden Ears Centre
- Save-On-Foods
- Cineplex Cinemas Langley
- Shoppers Drug Mart
- CIBC Branch with ATM
- Shell
- Gold's Gym Langley
- Chevron - Gas Station
- Purolator
- Learn n' Play Childcare Centre
- Canada Post

## Contact for more information

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