

9701 201 Street

Langley, BC

23,975 SF Freestanding, Tenanted Building on 1.26 Acres in the Port Kells Industrial Area



Contact Agents

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Sale Price
Contact Listing Agents

Industrial Investment Opportunity in Port Kells

CBRE is excited to present the opportunity to acquire 9701 201 Street in the highly sought-after Port Kells industrial district.

The location offers the opportunity for a strategic investor to acquire a profitable and reliable income producing location with a strong tenant covenant.

Situated in the heart of Port Kells on the west side of 201 Street and just before the Golden Ears Bridge, the property offers exceptional access to major transport routes, airports, the border, and Lower Mainland municipalities.

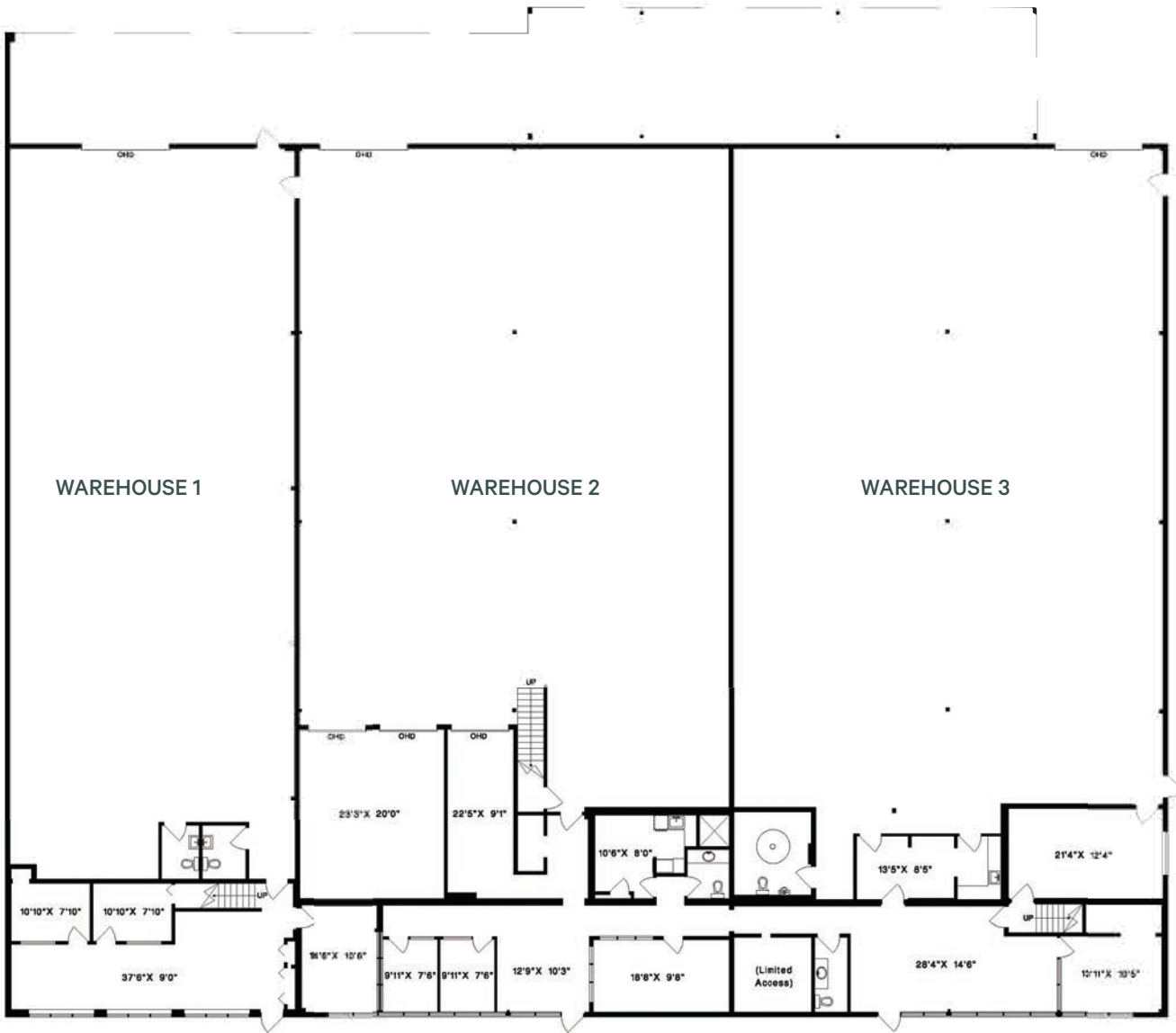
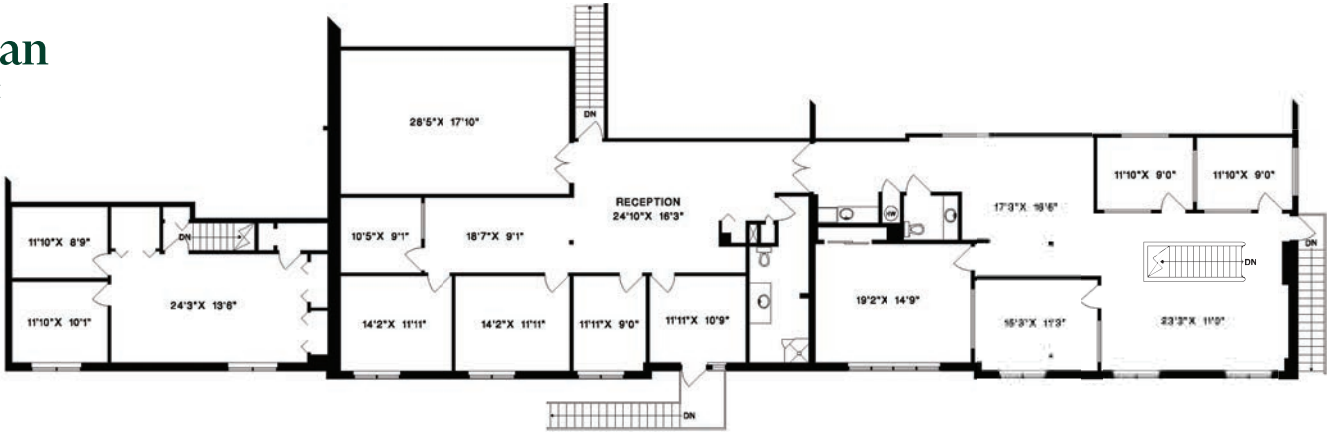
Property Details

- Building Size**
23,975 SF
- Lot Size**
1.26 Acres
- Property Taxes**
\$73,637 (2024)
- Zoning**
M-2 General Industrial
- NOI**
\$395,587 (Year 1)
- Year Built**
1979
- Environmental Assessment Available**
Phase 2





Site Plan
NOT TO SCALE



Highlights

- + The building is currently utilized as a comprehensive warehouse facility, featuring significant office accommodations.
- + The structure holds potential for flexible configurations, allowing for the independent leasing of warehouse bays and office spaces.
- + The warehouse is segmented into three interconnected bays, all equipped with basic amenities such as a staff room, office, and washrooms.
- + The building is under a five-year lease agreement, leased to a single tenant untill 2029.
- + M-2 industrial zoning allows for a diverse array of General Industrial uses.



8,372 SF office space with HVAC



18' clear height in warehouse



Three 14' grade level loading doors



600 Amp 3-Phase power



260' frontage on 201 Street



Rear yard area



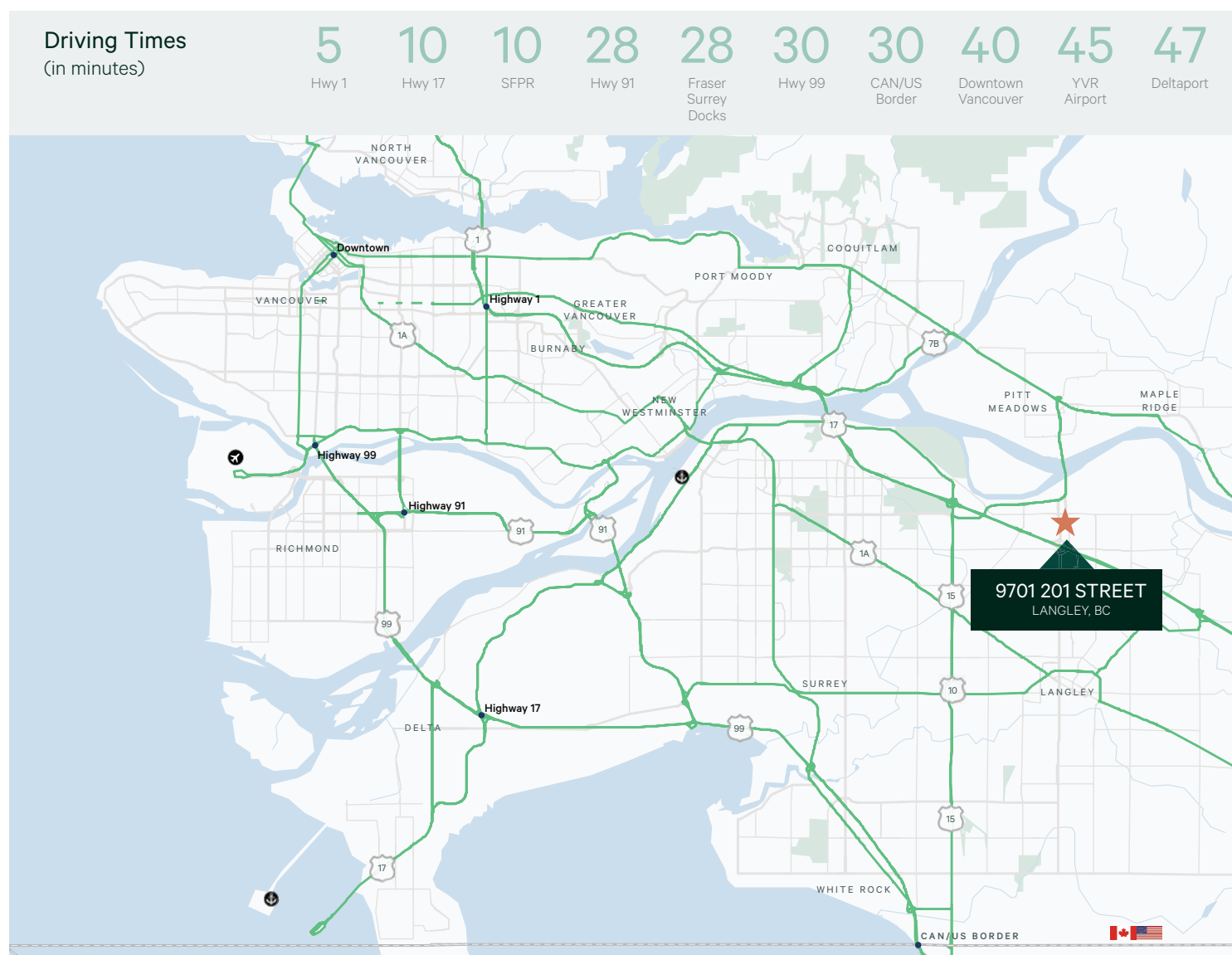
New roof in 2011



Vendor financing (VTB) available

The Location

Port Kells industrial lands are in high demand due to the area's strategic location within Metro Vancouver and access to key transportation corridors including West Coast ports, the east/west Highway 1 and the north/south Highway 15 that provides a direct link to the US commercial border crossing.



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