

FOR SALE

112 - 19289 Langley Bypass, Surrey, B.C.

UNIQUE 2,158 SF HIGHWAY COMMERCIAL SPACE

NEW PRICE



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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

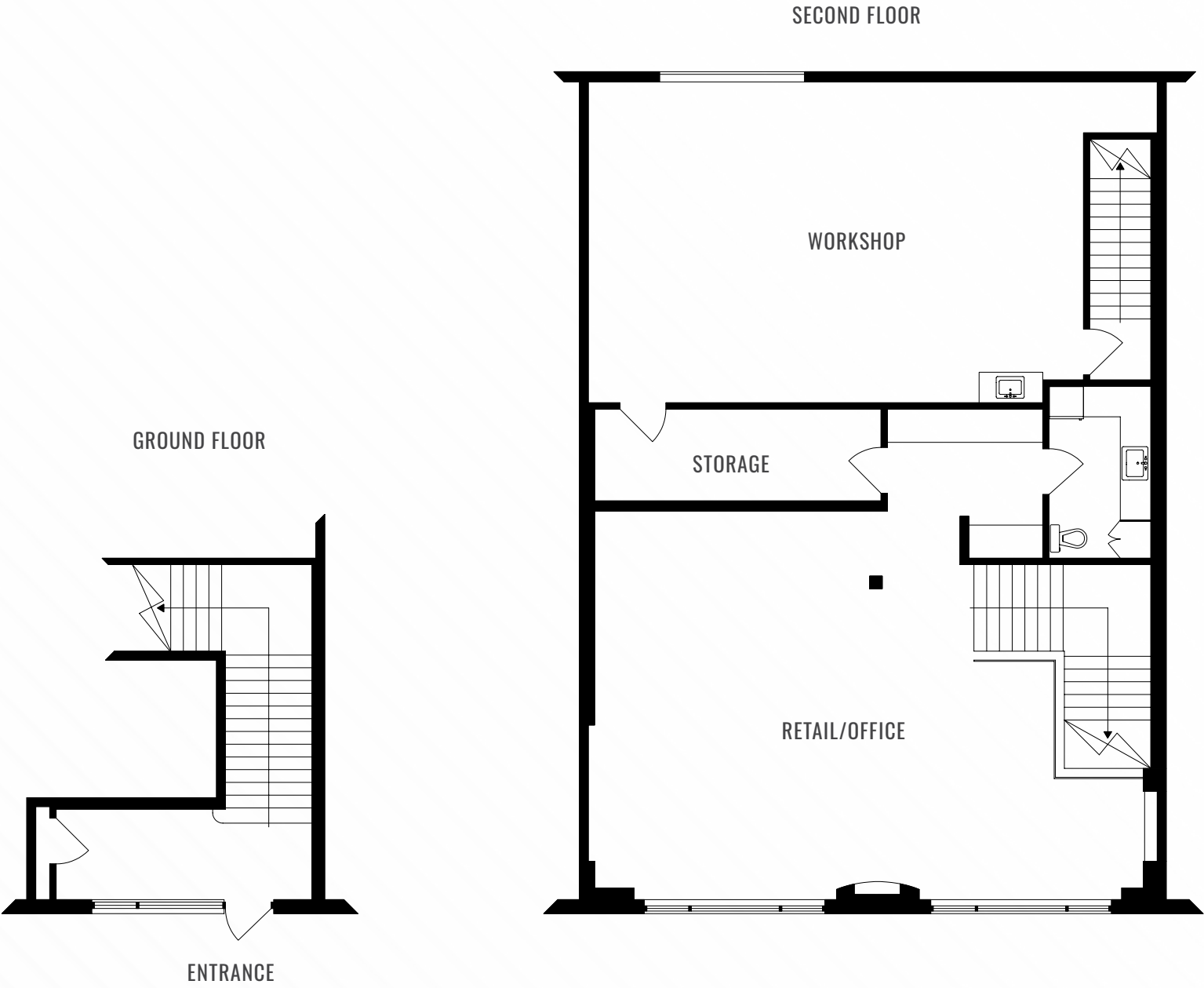
Civic Address:	112 - 19289 Langley Bypass, Surrey, B.C.
Legal Description:	Strata Lot 18, Plan LMS4706, Section 10, Township 8, New Westminster Land District
PID:	032-052-766
Retail/Office Area:	1,421 SF
Workshop Area:	737 SF
Total Area:	2,158 SF
Zoning:	CHI - Highway Commercial Industrial
Parking Stalls:	6 designated stalls
Construction:	Concrete tilt-up
Year Built:	2002
Strata Fees:	\$788.53
Property Taxes:	\$12,082.45 (2025)
Availability:	Contact Agents
Asking Price:	\$1,200,000



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

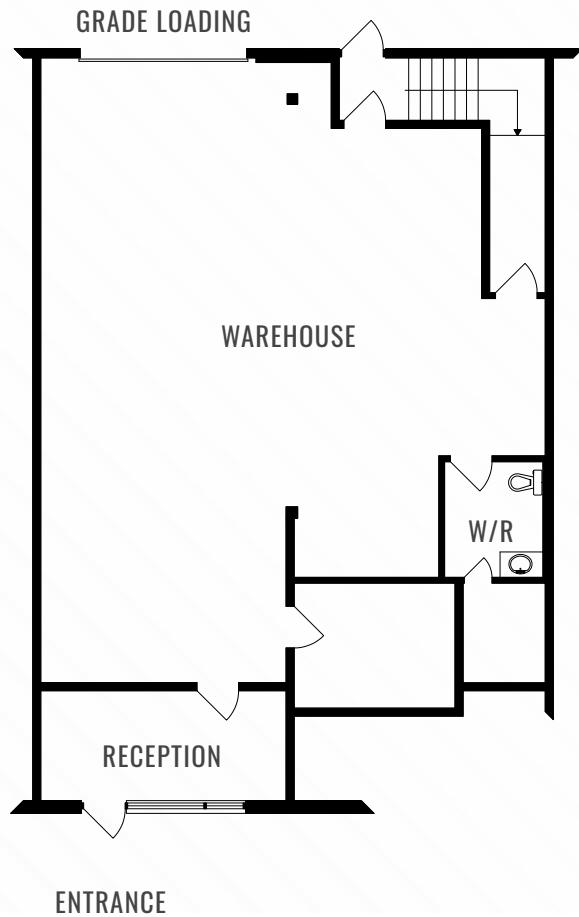
FLOOR PLAN



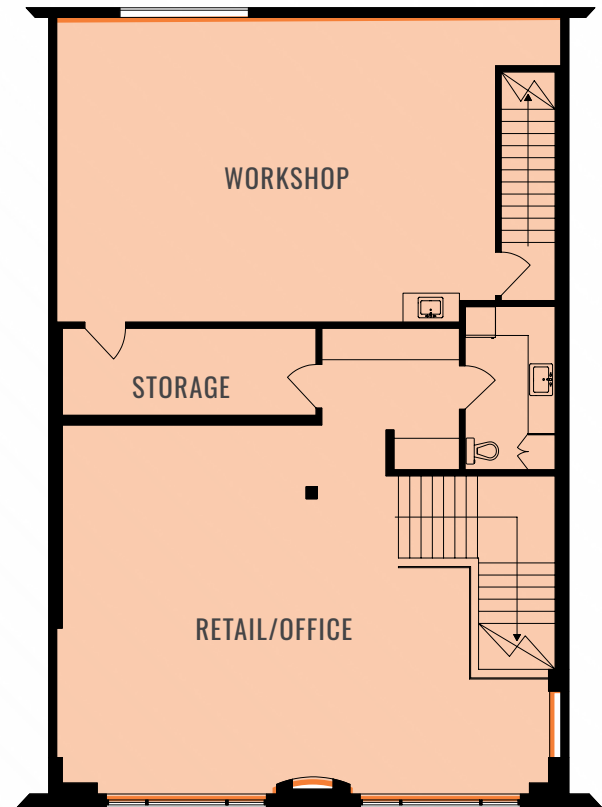
FLOOR PLANS

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	\$975,000	\$525.00
112 - 19289 Langley Bypass	0	1,421	0	737	2,158	\$1,200,000	\$556.00
TOTAL	1,716	1,421	140	737	4,014	\$2,175,000	\$542.00

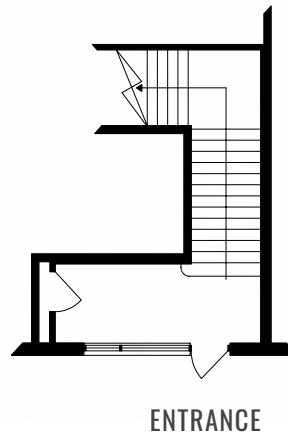
111 - 19289 LANGLEY BYPASS



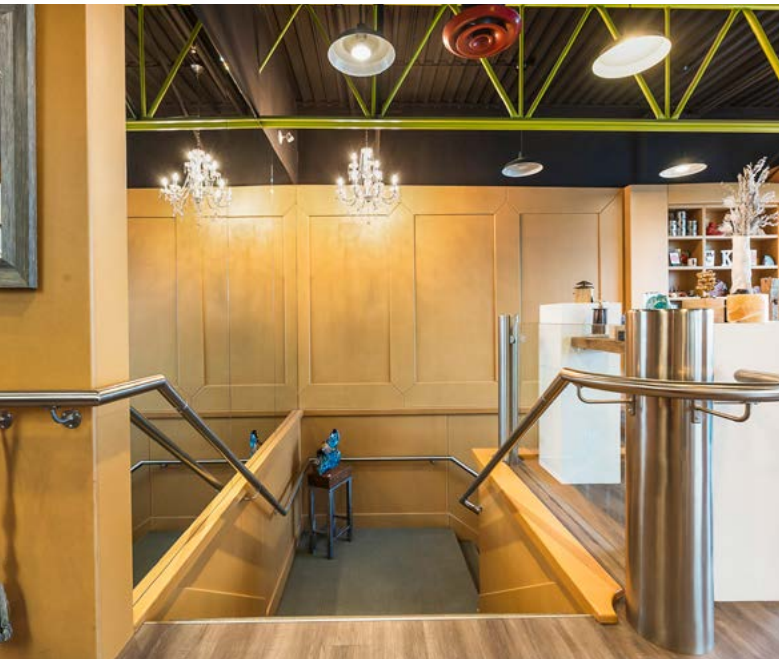
**112 - 19289 LANGLEY BYPASS
SECOND FLOOR**



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SECOND FLOOR**

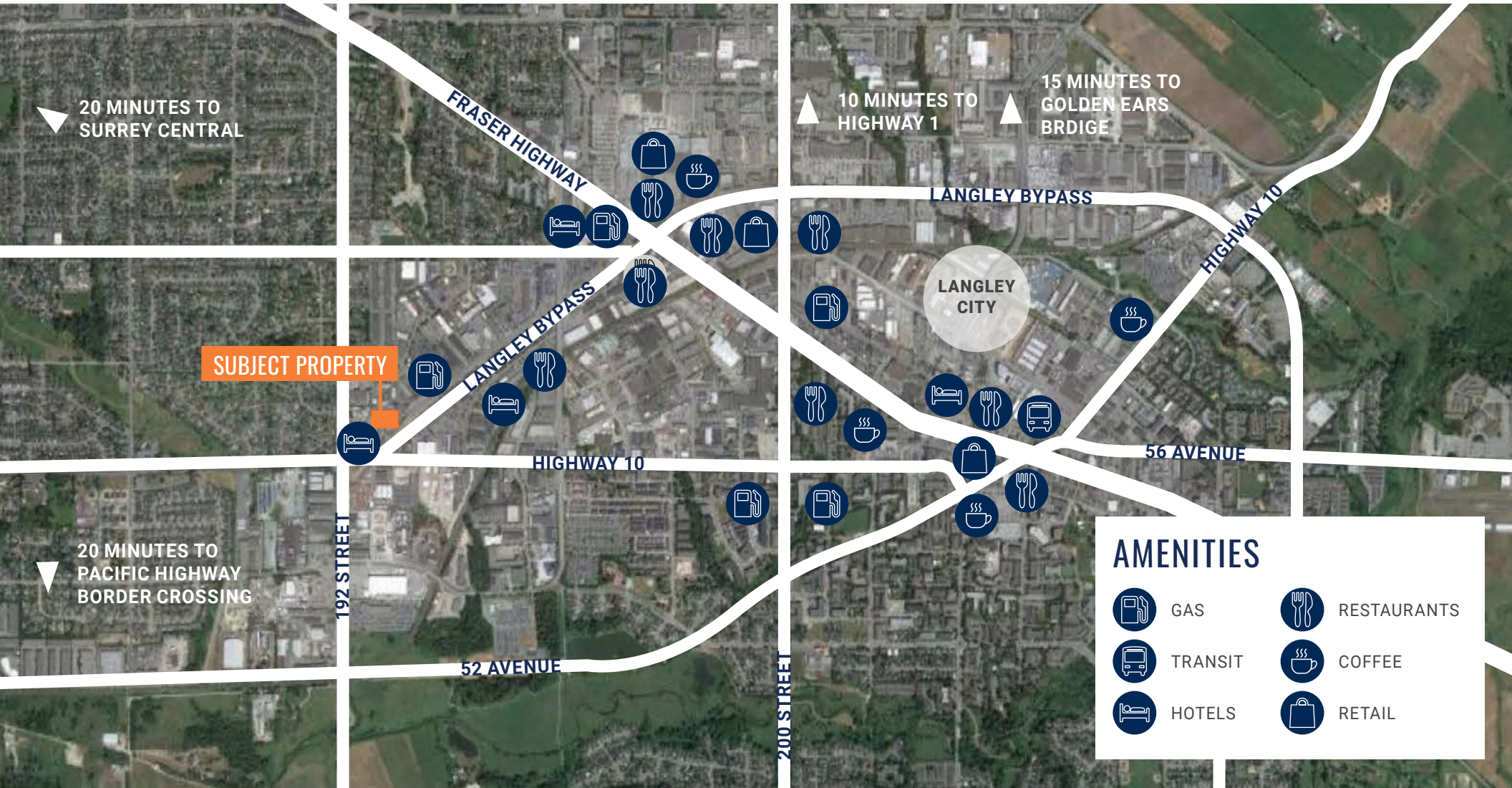


PROPERTY PHOTOS



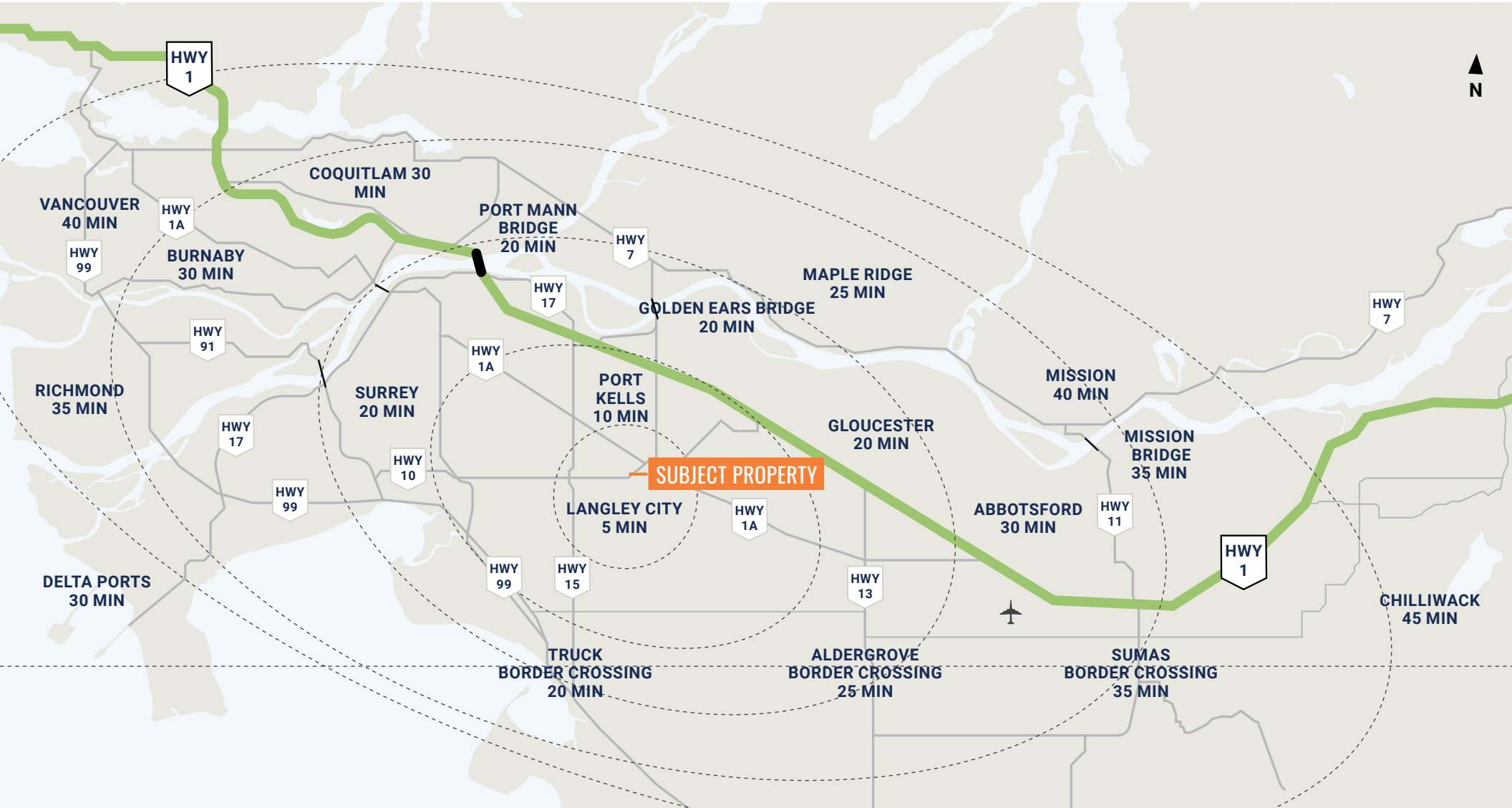
LOCATION OVERVIEW

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 space 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.



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