

**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

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*\*Gord Robson Personal Real Estate Corporation*

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## 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.

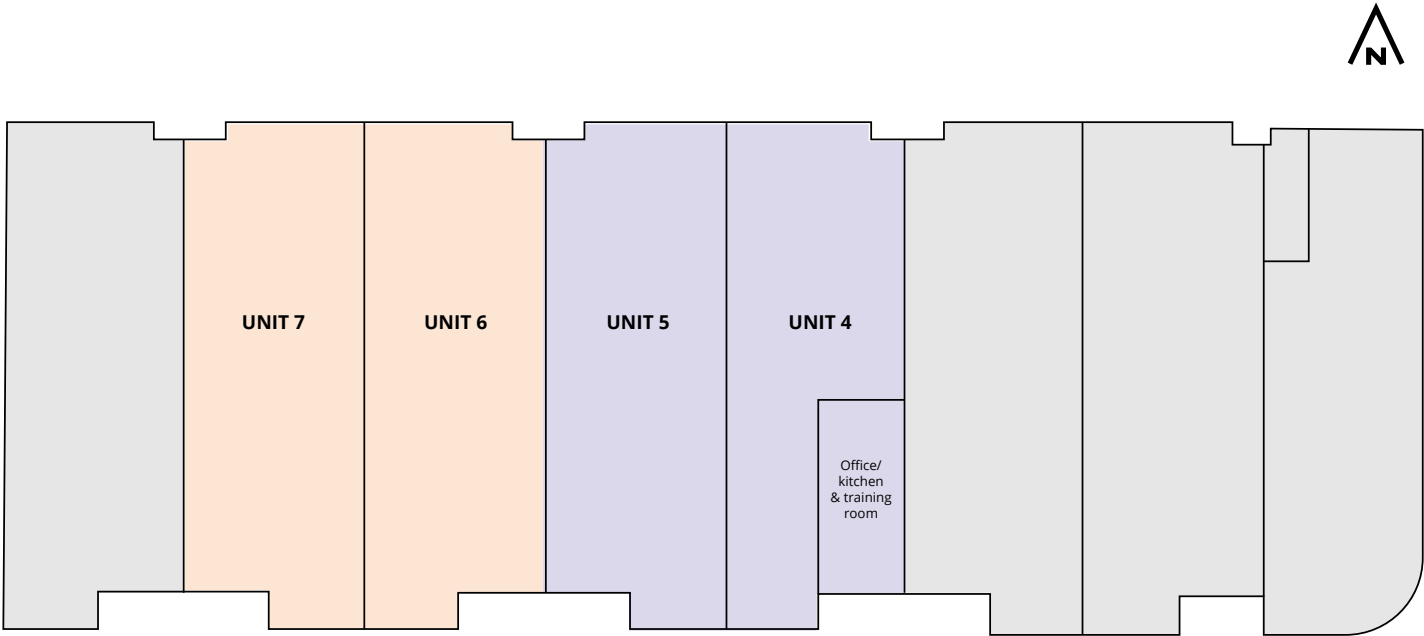
This property offers flexible options, with units available in various combinations to suit your business needs. Prospective purchasers have the option to purchase both units 4&5, 6&7 or combine both for a larger contiguous warehouse area.

## 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	
Total	11,565 sf	\$6,995,000

*\*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

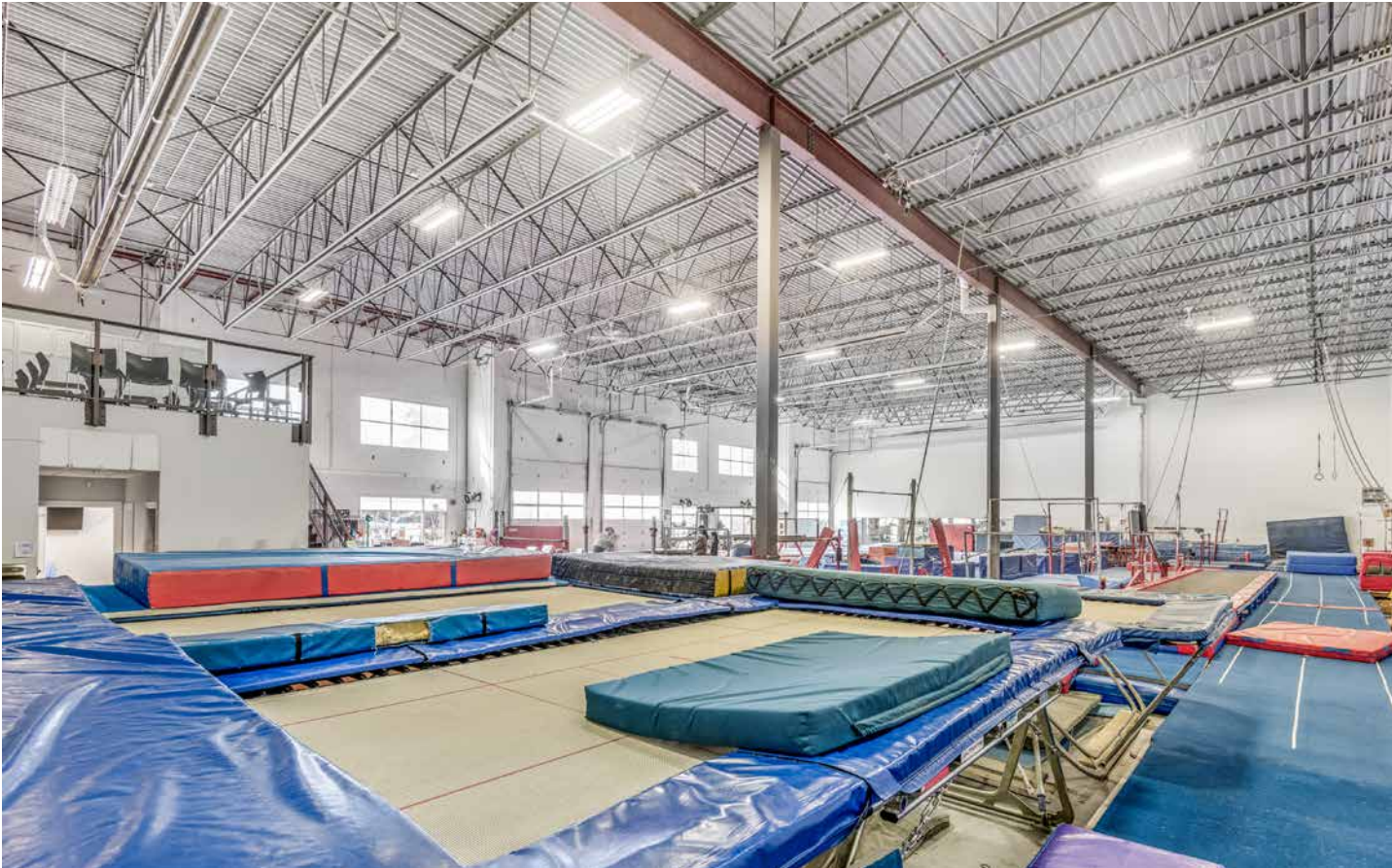


Conveniently serviced by 5 bus lines within walking distance, connecting commuters to Maple Meadows Station, 22nd Street, Langley Centre and Surrey Central location



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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.

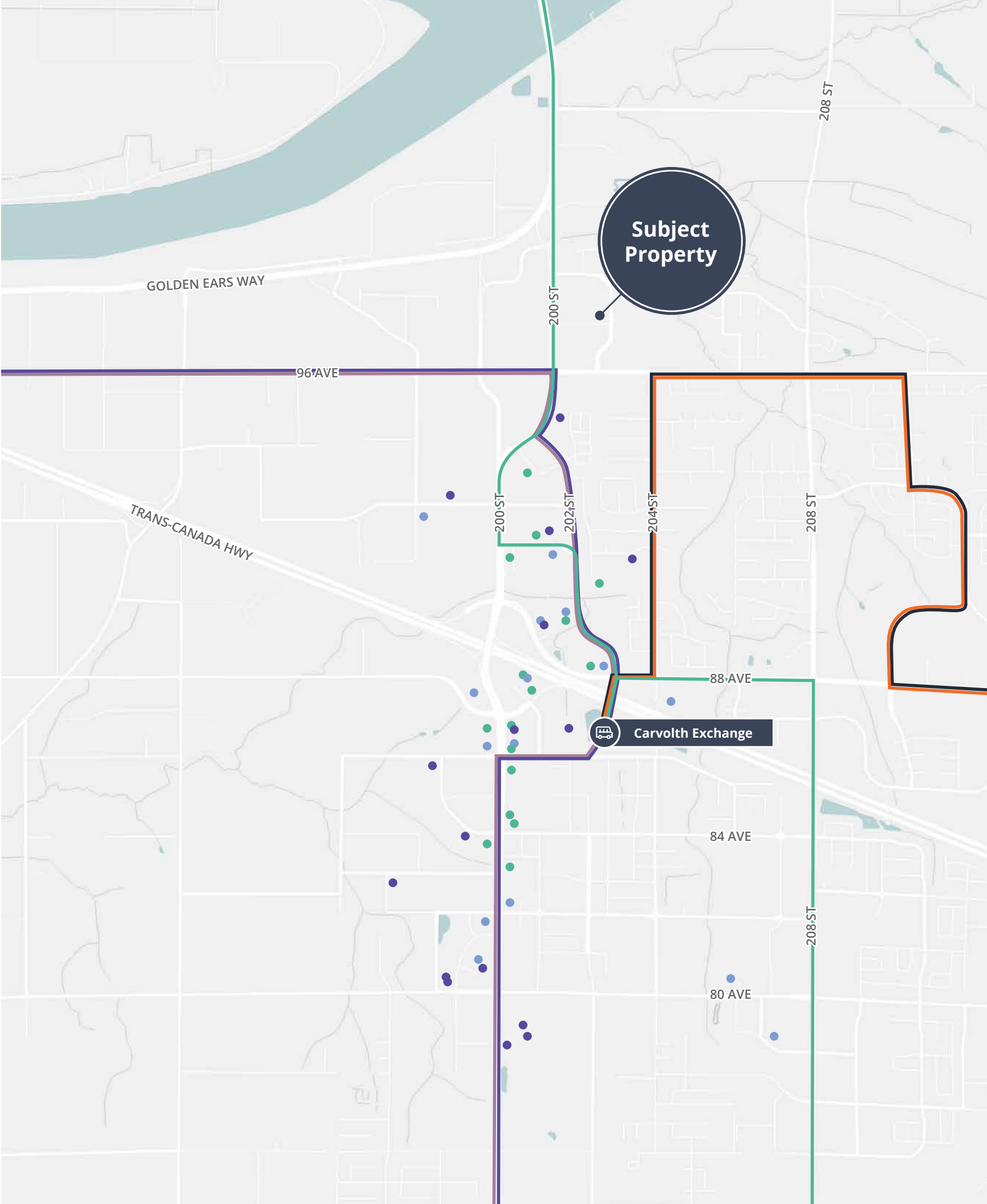
With essential amenities within walking distance at 200<sup>th</sup> Street and an abundance of transit options nearby, this site is recognized as a premium destination in the Fraser Valley.

## 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

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**
  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

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