

# FOR SALE

12 - 20279 97 Avenue, Langley, B.C.

## 4,493 SF STRATA INDUSTRIAL WAREHOUSE IN PORT KELLS



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# OPPORTUNITY

Pleased to present the opportunity to acquire a 4,493 SF premium, heavily upgraded industrial strata warehouse unit in the highly sought-after Golden Ears Industrial Centre, Port Kells / Northwest Langley.

Built out to an exceptional standard with two mezzanines totaling 1,588 SF, an enclosed rear mezzanine of 1,175 SF and an open storage mezzanine of 413 SF, plus 100A - 600V - 3-phase power, four (4) five (5) ton cooling units, and commercial-grade epoxy flooring. The enclosed rear mezzanine features commercial vinyl sheet flooring throughout. Additional upgrades include LED lighting and a comprehensive security system with a surveillance system, key fob access, bollards behind the bay door, and a full alarm with exterior strobe and siren.

Strategically located in Metro Vancouver's premier industrial corridor with amenities at 200th Street and excellent transit access nearby.

# HIGHLIGHTS



4,493 SF Industrial Strata Unit



Grade Loading Door



240,000 BTU/HR Cooling Capacity



Heavily Upgraded



Asking Price: \$2,270,000



# SALIENT DETAILS

**Civic Address:** 12 - 20279 97 Avenue, Langley, B.C.

**Legal Description:** STRATA LOT 12 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3515 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**PID:** 027-981-649

<b>Total Area (SF):</b>	Ground Floor Warehouse:	2,492 SF
	Ground Floor Office:	413 SF
	Front Mezzanine:	413 SF
	Rear Mezzanine:	1,175 SF
	<b>Total:</b>	<b>4,493 SF</b>

**Ceiling Clear Height:** 24'

**Loading Doors:** 1 Grade (12' x 14')

**Power:** 100Amp - 600V - 3 Phase

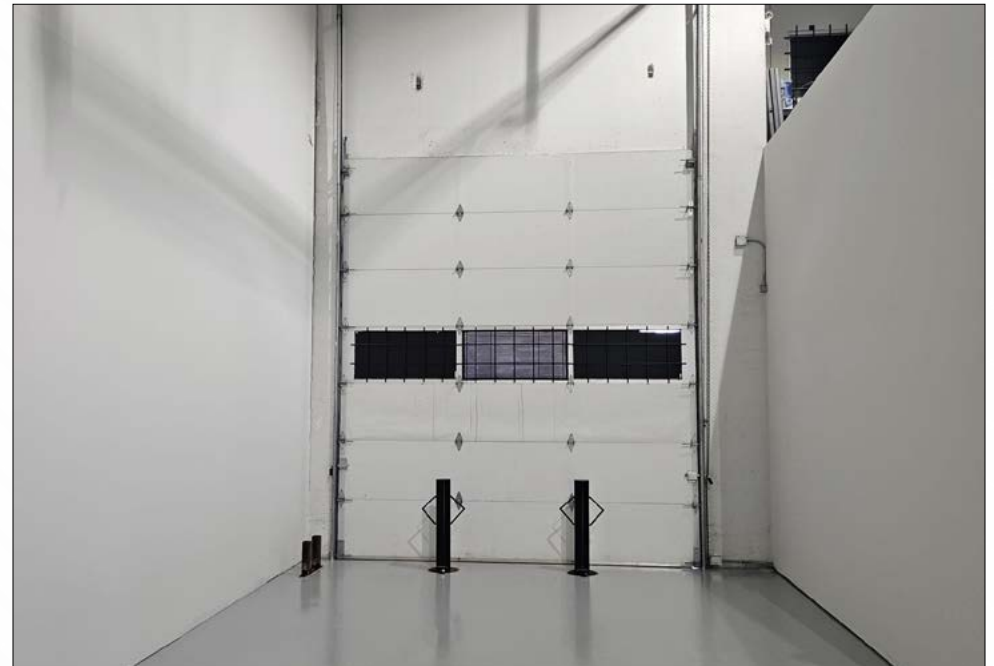
- Improvements:**
- LED lightning throughout
  - Four (4) five (5) ton cooling units
  - Epoxy flooring with vapor barrier base coat and 80 grit aluminum oxide for grip
  - Tarkett vinyl sheet flooring on rear mezzanine
  - Advanced security system

**Zoning:** M2 - General Industrial

**Strata Fees:** \$713.08

**Property Taxes (2025):** \$18,038.41

**Asking Price:** \$2,270,000



# PHOTOS



# LOCATION OVERVIEW

The subject property is located at the eastern edge of the sought-after industrial submarket of Port Kells. The area provides quick and convenient access across the Lower Mainland via Highway 1, Highway 17 (South Fraser Perimeter Road), Highway 15, and the Golden Ears Bridge. Future users are seamlessly connected to the ports, the border, as well as a large diverse customer and labour pool including those in the rapidly growing municipalities of Surrey, Langley, Coquitlam, Maple Ridge, and New Westminster.



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