

AVISON
YOUNG


WESMONT

For Lease

#106 - 9770 196A Street, Langley, BC

5,117 sf corner unit with well-improved office and warehouse,
including grade loading in the Port Kells industrial area



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Property details

AVAILABLE AREA

Ground floor office	1,620 sf
Second floor office	1,638 sf
Ground floor warehouse	1,859 sf
Total	5,117 sf*

*All areas are approximate and to be verified by the Tenant

ZONING

M-2 (General Industrial) permits a wide range of general industrial uses, including all uses permitted within the Service Industrial Zones M-1A and M-1B, such as warehouse, wholesale, storage, accessory office, accessory retail sales and commercial recreation.

AVAILABILITY DATE

30 days' notice

LEASE RATE

\$20.50 psf, net

ADDITIONAL RENT (2026 ESTIMATE)

\$8.49 psf, including management fees

Opportunity

On behalf of Wesmont, Avison Young is pleased to present the opportunity to lease a well-improved corner unit featuring 5,117 sf of office and warehouse space in Port Kells.

The ground floor features multiple private offices, a washroom, and a functional warehouse area with front, grade-level loading. The second floor includes an open mezzanine area, kitchenette, multiple private offices and a washroom.

Recent interior and exterior upgrades, including upgraded carpet tiles and new paint on the exterior, provide a clean and professional environment, while flexible M-2 zoning accommodates a wide range of industrial and accessory uses.

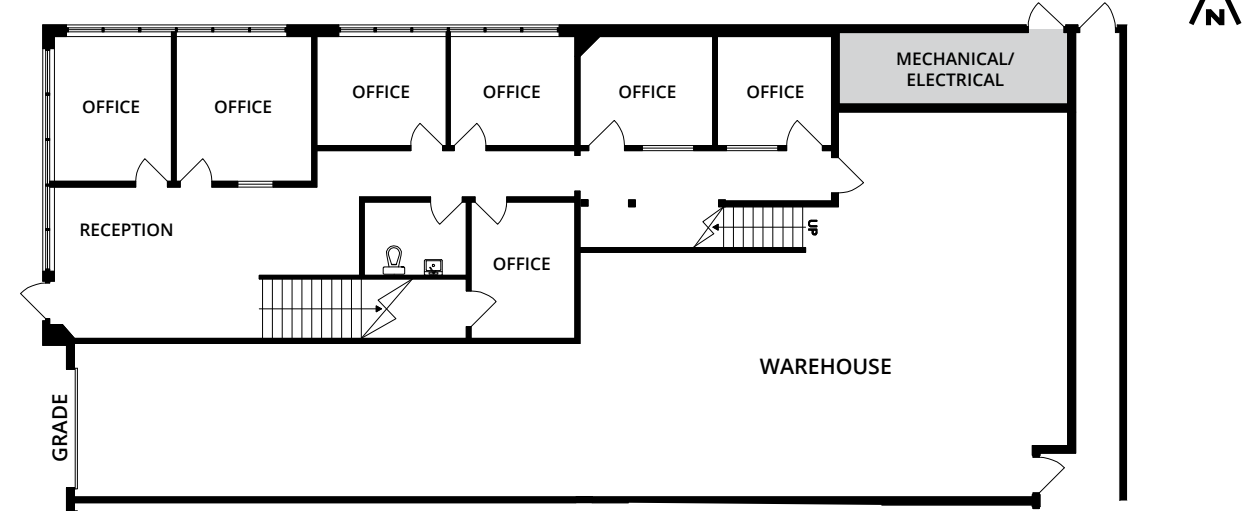
Location

The unit is situated at the corner of 196A Street and 98th Avenue, immediately off Telegraph Trail in Port Kells, one of Metro Vancouver's most sought-after industrial nodes.

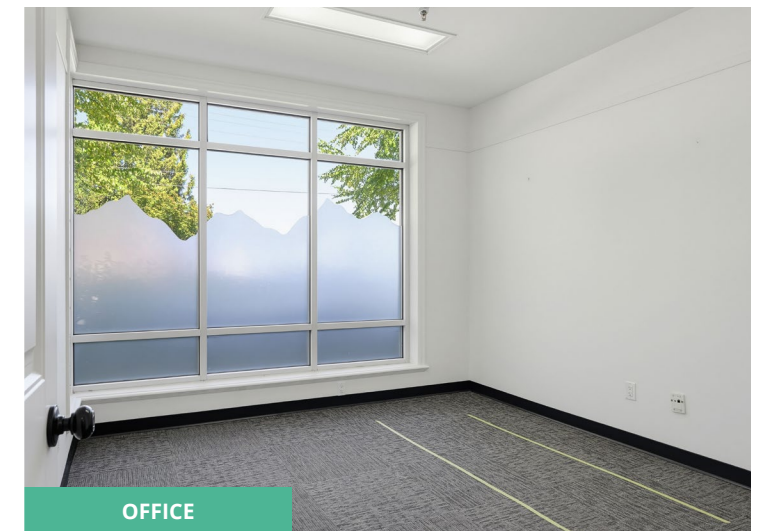
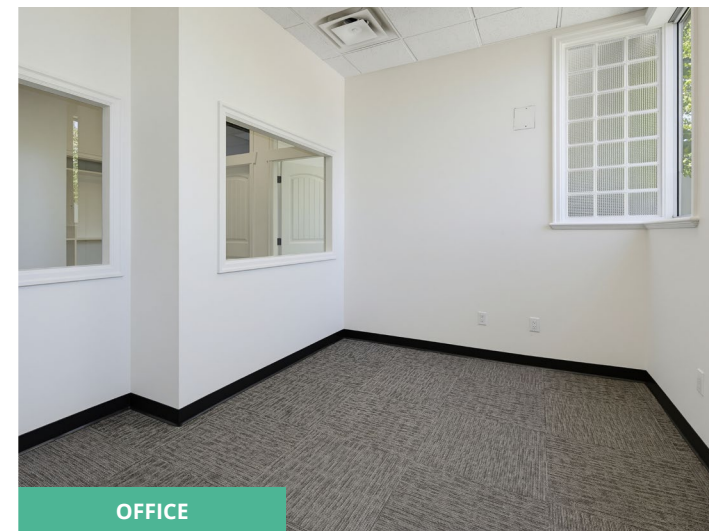
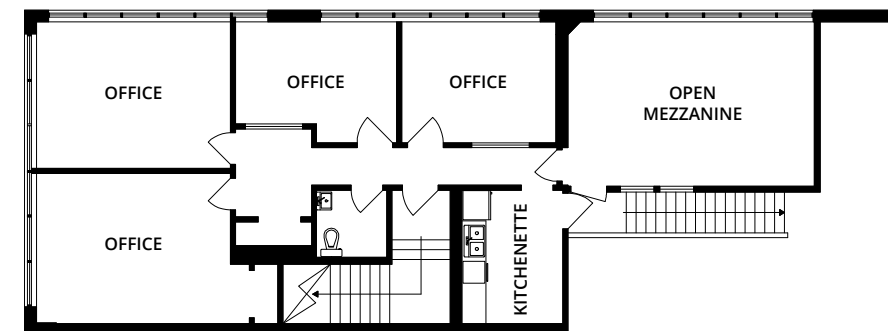
With immediate access to Golden Ears Way, 192nd Street and 200th Street, this prime location offers exceptional connectivity to key transportation corridors, including Golden Ears Bridge, Highway 1, Highway 17 (South Fraser Perimeter Road) and Highway 15, providing quick access to all areas of Metro Vancouver and the Fraser Valley. Occupiers will also benefit from proximity to a wide range of restaurants, services, retailers and transit options along 96th Avenue and 200th Street.

Floorplan

GROUND FLOOR



SECOND FLOOR




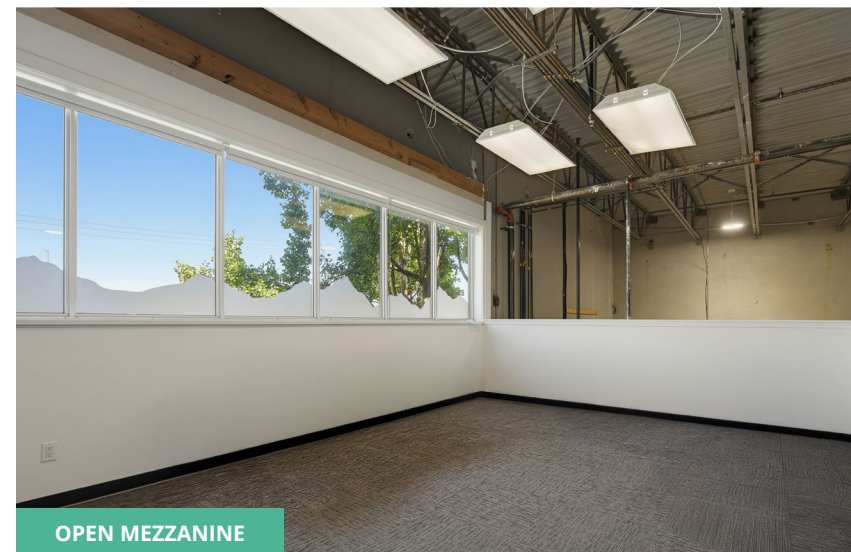
For Lease

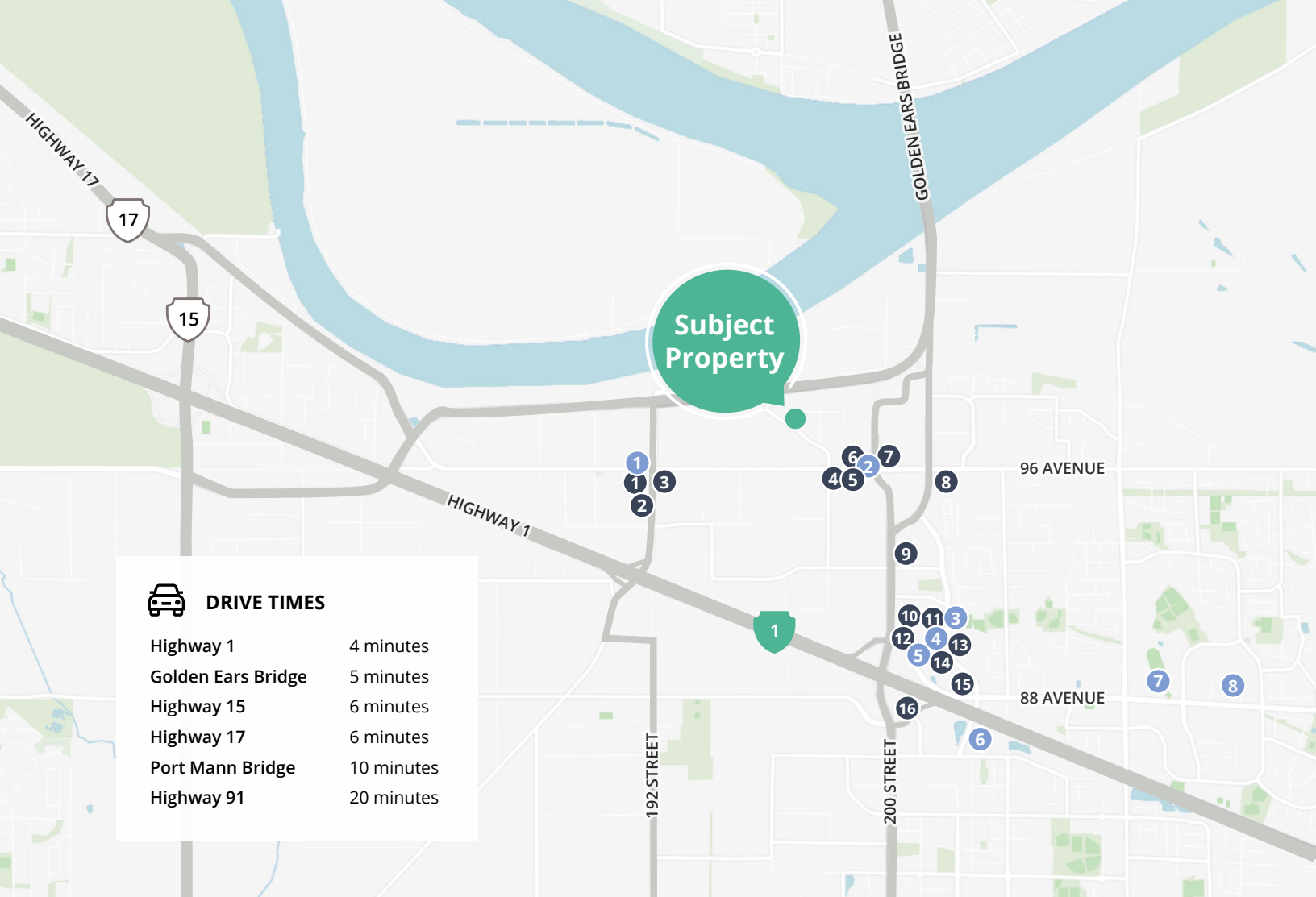
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Unit features

-  Seven (7) ground floor offices and four (4) second floor offices
-  20' clear ceiling height in the warehouse
-  One (1) front, grade-level loading door
-  150 amps, 120/208 volts, 3-phase electrical service
-  Two (2) washrooms
-  One (1) kitchenette
-  Energy efficient LED lighting
-  New carpet installed
-  Newly repainted exterior
-  Nine (9) designated parking stalls





 DRIVE TIMES	
Highway 1	4 minutes
Golden Ears Bridge	5 minutes
Highway 15	6 minutes
Highway 17	6 minutes
Port Mann Bridge	10 minutes
Highway 91	20 minutes

 SHOPPING & SERVICES

1. Esso Gas Station
2. Chevron Gas Station
3. Langley Sportsplex
4. Fresh St. Market
5. Shoppers Drug Mart
6. Carvolth Exchange
7. Walnut Grove Community Centre
8. Save-On-Foods

 RESTAURANTS

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Subway 2. Port Kells Cafe 3. The Baron's Manor 4. A&W 5. Subway 6. Tim Hortons 7. McDonald's 8. Popeyes Louisiana Kitchen | <ol style="list-style-type: none"> 9. Quiznos 10. White Spot 11. The Old Spaghetti Factory 12. Boston Pizza 13. The Keg Steakhouse + Bar 14. Browns Socialhouse 15. Denny's Restaurant 16. Moxies |
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Contact us for more information

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