



FOR SALE

Unit 110 & 111 - 6039 196 Street
Surrey, BC

Highway Commercial Space in a Future Transit Corridor

- » High Traffic Exposure
- » 12 Parking Stalls
- » Steps from the proposed Willowbrook Station
- » Rare Opportunity

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

AREA
Office: 4,932 ft²
Warehouse: 1.186 ft²
Total: 6,118 ft²

STRATA FEE
\$846.63 (per month)

PROPERTY TAX
\$20,981.76 (2025)

ASKING PRICE
\$3,198,000
(\$522.72 per ft²)

ZONING

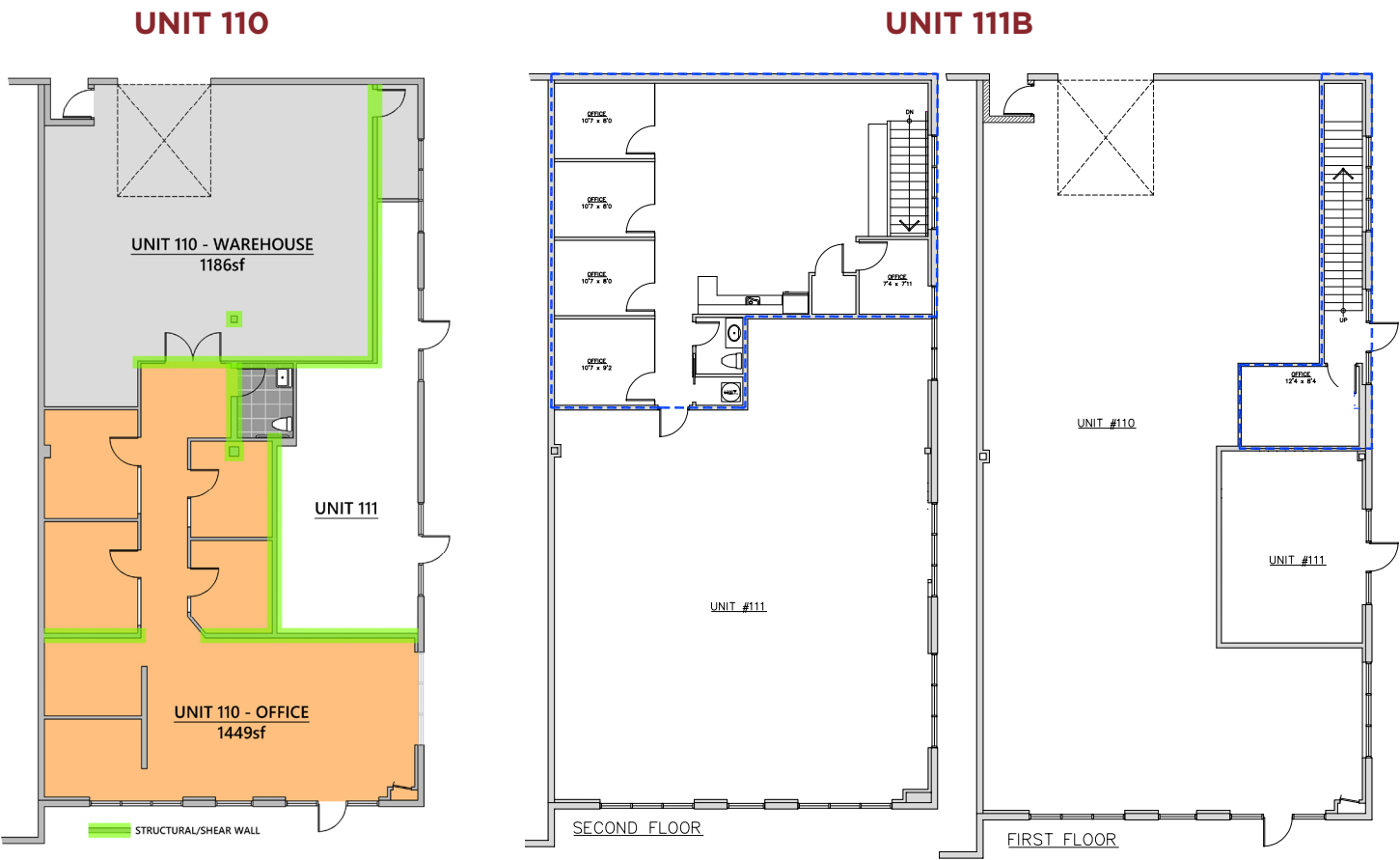
CHI (Highway Commercial Industrial)
Office uses are limited to "engineering and surveying offices, general contractor offices, government offices, and utility company offices."



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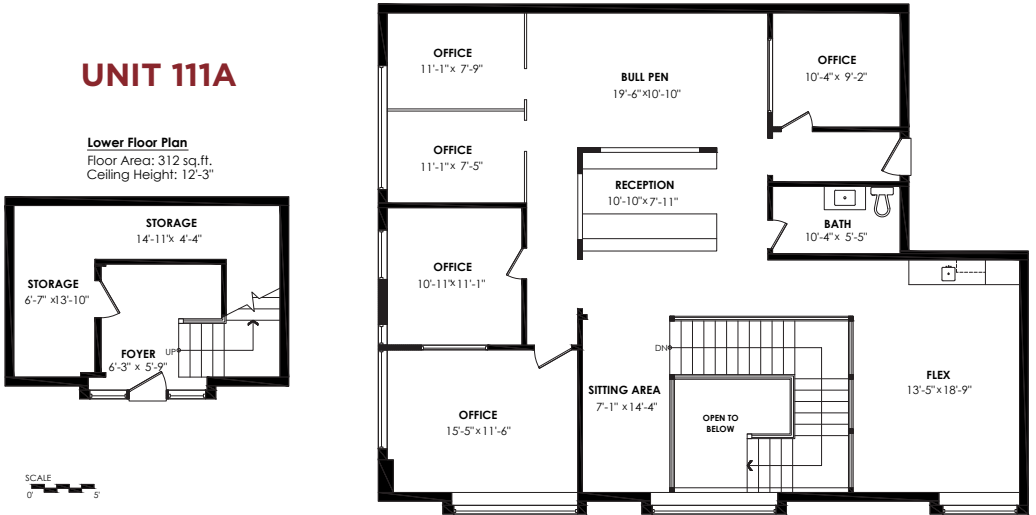
A rare opportunity to purchase high-quality space in a high-traffic and transit-oriented area of Langley. This property is located just steps away from the proposed Willowbrook station near 196th Street and Fraser Hwy. This space will be sold with holding income to unit 111B, while unit 111A could potentially be leased back by the seller. Unit 110 will be sold with vacant possession, providing an opportunity for owner occupancy with holding income, or for a buyer to hold for investment purposes. The buildouts of each space includes high-quality office finishings, while unit 110 also has rear storage with a grade loading door to accommodate the storage needs of a wide variety of service-oriented businesses.

- » Steps from the proposed Willowbrook Station
- » High-quality finishings
- » 12 Parking Stalls



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.





DRIVE TIMES

CLOVERDALE	14 MINS
WHITE ROCK	32 MINS
MAPLE RIDGE	36 MINS
BURNABY	39 MINS
SURREY	40 MINS
DELTA	45 MINS
ABBOTSFORD	45 MINS

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