



## FOR SALE

Unit 111 & 112 - 19289 Langley Bypass  
Surrey, BC

### Office & Warehouse Strata Units

- » Outstanding Central Location
- » High Exposure to Langley Bypass
- » 11 Total Reserved Parking Stalls
- » Versatile Layouts

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®



## PROPERTY INFO

### UNIT 111 & 112 (COMBINED)

**TOTAL AREA:** 4,014 ft<sup>2</sup>  
**ASKING PRICE**  
 \$1,978,000  
**PROPERTY TAX**  
 \$24,105.08 (2026)  
**STRATA FEE**  
 \$1,467.21 (per month)

### UNIT 112

**TOTAL AREA:** 2,158 ft<sup>2</sup>  
**ASKING PRICE**  
 \$1,050,000  
**PROPERTY TAX**  
 \$12,791.74 (2026)  
**STRATA FEE**  
 \$788.53 (per month)

### UNIT 111

**TOTAL AREA:** 1,856 ft<sup>2</sup>  
**ASKING PRICE**  
 \$928,000  
**PROPERTY TAX**  
 \$11,313.34 (2026)  
**STRATA FEE**  
 \$678.68 (per month)

## ZONING

**CHI (Highway Commercial Industrial)**  
 Accommodates a range of industrial, retail and office uses.

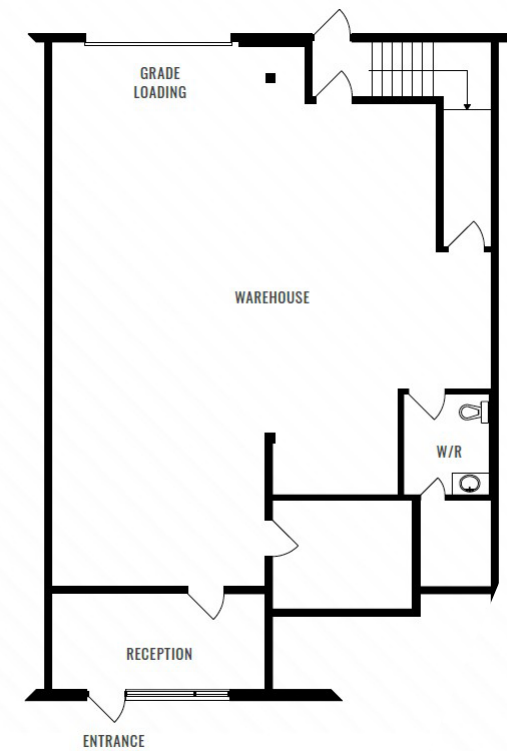


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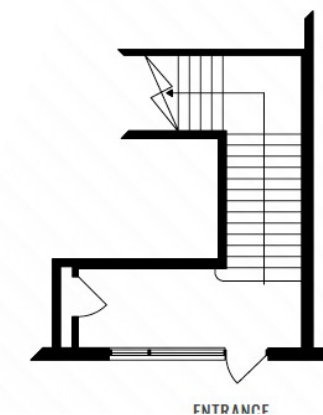
This is a great opportunity to acquire two strata units in a central location with high traffic exposure to the Langley Bypass. Zoned Highway Commercial (CHI), this versatile property offers potential for a wide variety of business uses. The layout features 1,561 square feet of well appointed office area complemented by a 737 square foot second-floor workshop space that can easily be converted into additional office space if needed. The 1,716 square foot warehouse is accessible via a 10' x 12' rear loading door and features 11'6" ceiling height and 3-Phase, 100-AMP power supply. The property boasts the rare advantage of 11 dedicated parking stalls and plenty of additional visitor parking, ensuring ample space for both staff and clients.

- » Unit 111 is available with 3 Months' Notice
- » Unit 112 is available with 6 Months' Notice

### UNIT 111



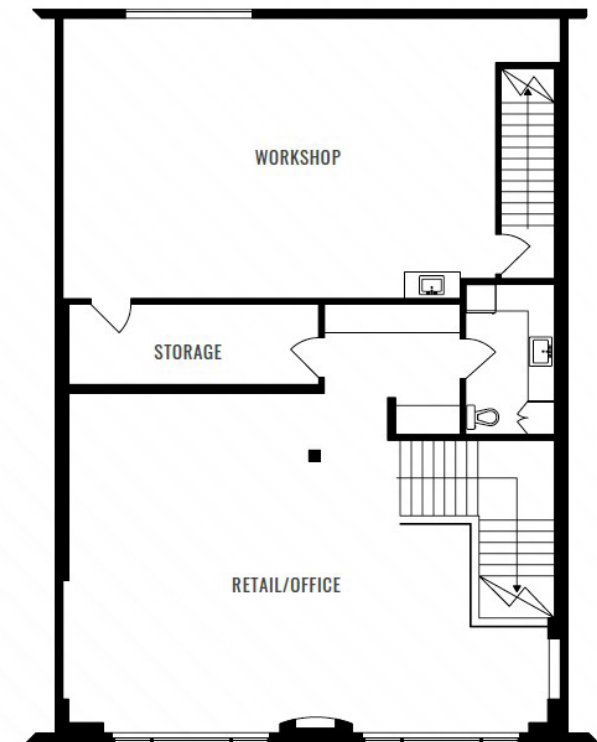
GROUND FLOOR



ENTRANCE

### UNIT 112

SECOND FLOOR



## FLOORPLAN & MEASUREMENTS

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



## DRIVE TIMES

LANGLEY	9 MINS
WHITE ROCK	24 MINS
SURREY	29 MINS
MAPLE RIDGE	29 MINS
DELTA	34 MINS
ABBOTSFORD	37 MINS
VANCOUVER	54 MINS

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**LORI NICOL**  
Unlicensed Assistant



📞 604-530-0231

✉️ [COMMERCIAL@SCHREDERS.CA](mailto:COMMERCIAL@SCHREDERS.CA)

🌐 [WWW.SCHREDERS.CA](http://WWW.SCHREDERS.CA)