



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

JAMIE SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation



PROPERTY INFO

UNIT 111 & 112 (COMBINED)

TOTAL AREA: 4,014 ft²
ASKING PRICE \$1,978,000
PROPERTY TAX \$24,105.08 (2026)
STRATA FEE \$1,467.21 (per month)

UNIT 112

TOTAL AREA: 2,158 ft²
ASKING PRICE \$1,050,000
PROPERTY TAX \$12,791.74 (2026)
STRATA FEE \$788.53 (per month)

UNIT 111

TOTAL AREA: 1,856 ft²
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.

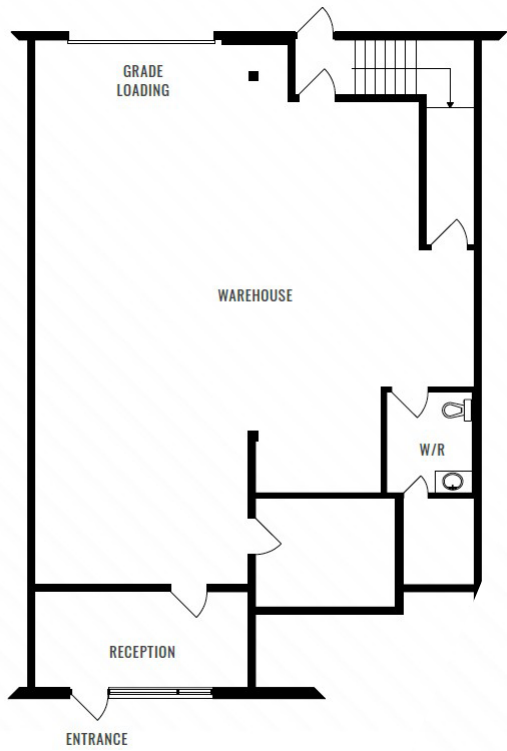


Unit 111 & 112 - 19289 Langley Bypass (Surrey, BC)

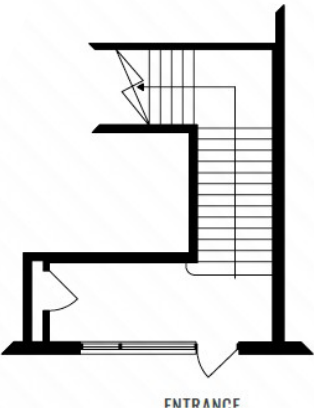
This is a great opportunity to acquire two strata units in a central location with high traffic exposure to the Langley Bypass. Zoned Highway Commercial (CHI), this versatile property offers potential for a wide variety of business uses. The layout features 1,561 square feet of well appointed office 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



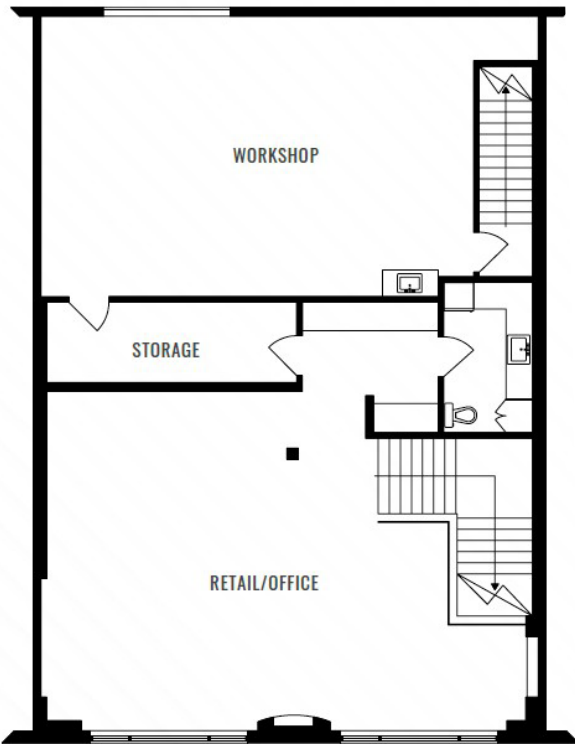
GROUND FLOOR



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

WWW.SCHREDERS.CA