

SCHREDER

BROTHERS
REAL ESTATE GROUP

FOR SALE

6470 201 Street
Langley, BC

Stand-Alone Investment Opportunity

- » Outstanding Central Location
- » Modern & Well-Maintained
- » Strong, Long-Term Tenancies
- » Business Park Zoning

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PROPERTY INFO

ASKING PRICE

\$31,500,000

GROSS BUILDING SIZE

52,296 ft² (Two Stories)

NET LEASABLE AREA

46,037 ft²

BUILDING FOOTPRINT

30,480 ft²
(28.4% Site Coverage)

BUILDING AGE

24 Years (Built in 2002)

LAND SIZE

2.462 Acres (107,245 ft²)

PROPERTY TAXES

\$187,470.20 (2026)

ZONING

M-11 (Business Office Park)

Intended to accommodate a wide range of retail, office, medical, and other commercial uses.

INCOME DETAILS

A rent roll, property reports, and other property details are available upon execution of a confidentiality agreement. Inquire with the listing brokers for details.



6470 201 Street (Langley, BC)

This premium stand-alone office building is situated on a 2.462-acre lot in the heart of Willowbrook. The 52,296 square foot two-storey building covers roughly 28% of the site and is surrounded by 177 parking stalls.

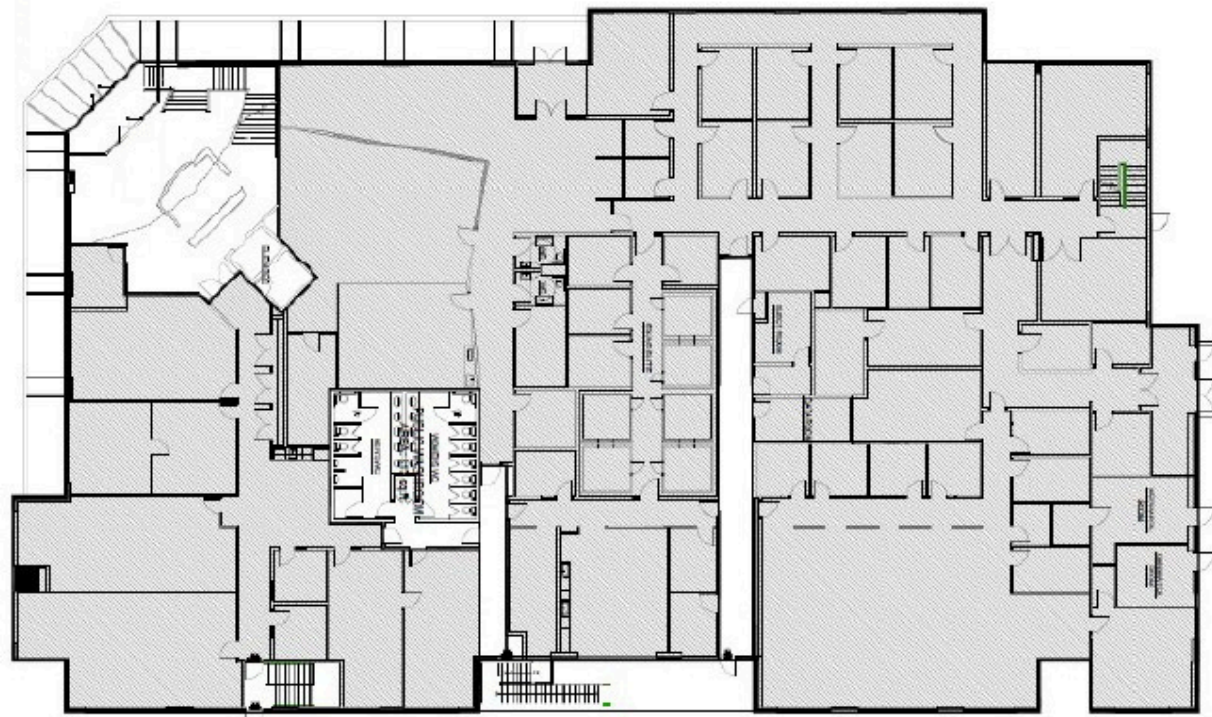
The property is very well maintained, featuring modern finishes throughout to provide a professional environment. Highly versatile M-11 (Business Park) zoning permits a wide range of office and retail uses.

The building currently benefits from stable, long-term tenancies with strong covenants. Additional due diligence materials; including a complete rent roll, in-depth property reports, operating budgets, and other property details are available upon the execution of a confidentiality agreement. Please inquire directly with the listing brokers for further details.

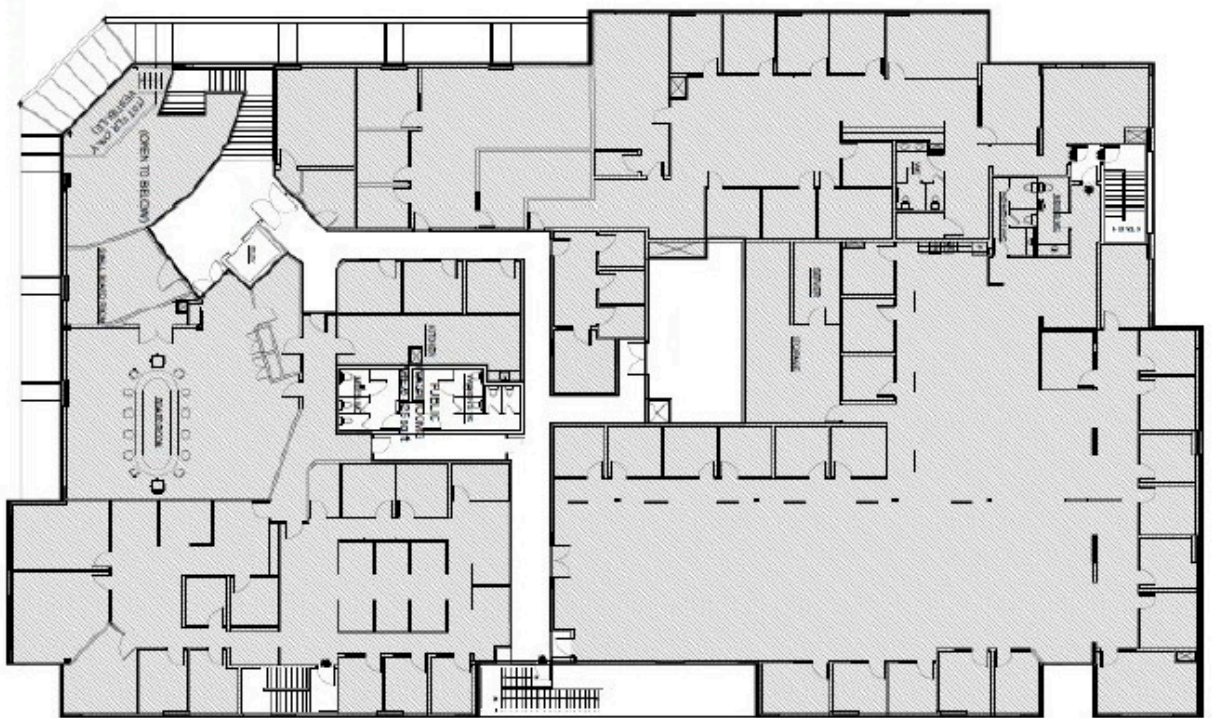
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Floorplan & Measurements

Ground Floor Area



Second Floor Area



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

Interior Highlights



Interior Highlights





DRIVE TIMES

CLOVERDALE	12 MINS
MAPLE RIDGE	26 MINS
WHITE ROCK	29 MINS
SURREY	30 MINS
BURNABY	31 MINS
ABBOTSFORD	34 MINS
DELTA	36 MINS

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