

# 209, 210, 309, & 310 19736 98 AVENUE

Langley, BC

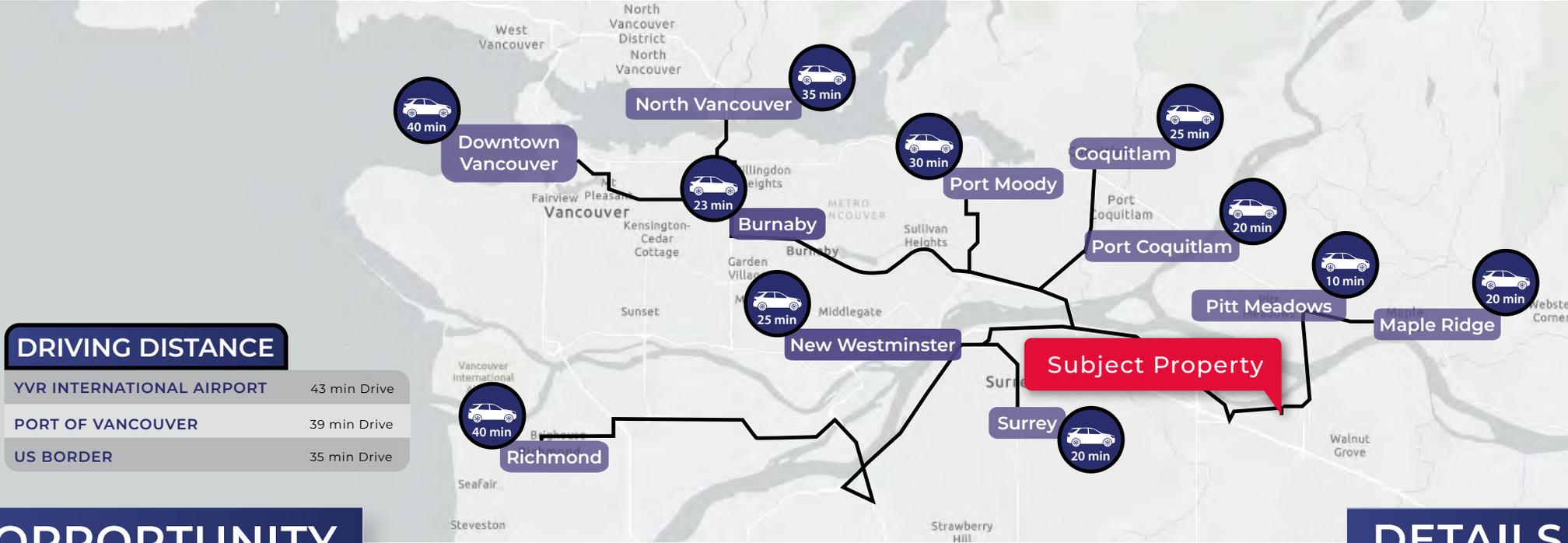


# FOR SALE

**INDUSTRIAL STRATA WAREHOUSE**

**IPG** **ICONIC  
PROPERTIES  
GROUP**

**STONEHAUS**  
REALTY



# OPPORTUNITY

# DETAILS

Iconic Properties Group is proud to present units 209, 210, 309, & 310 at 19736 98 Ave in the Township of Langley!

This combination of industrial strata units allows any business user to take advantage of 4 bays of grade loading doors, with two units located side-by-side and the other two positioned directly behind, allowing vehicles to drive through the space, in and out. The strata is well-managed with a healthy contingency fund, has a new roof replaced in 2020, and includes gated security for the peace of mind of all occupants.

The property's flexible M-2 zoning allows for diverse industrial uses, allowing almost any business venture to thrive.

Please contact us today for more details and to arrange for a viewing.



Drive times are approximate and subject to change without notice

## DETAILS

### CIVIC ADDRESSES

- 209 19736 98 Avenue, Langley
- 210 19736 98 Avenue, Langley
- 309 19736 98 Avenue, Langley
- 310 19736 98 Avenue, Langley

### PIDS

- 026-933-870
- 026-933-861
- 026-934-019
- 026-934-027

### NEIGHBOURHOOD (NCP)

Port Kells

### ZONING

M-2 General Industrial

### YEAR BUILT

1999

### TOTAL UNIT SIZE

2,381 sqft

### CEILING HEIGHT

15' 4"

### GRADE LOADING

4

### STRATA FEE

Approx. \$593 / month

### PROPERTY TAX (2023)

\$12,690.80

### ASKING PRICE

\$1,950,000



All measurements herein are approximate

The property's flexible M-2 General Industrial Zoning includes all uses permitted by the M-1A and M-1B zones.

Uses such as breweries, commercial recreation uses, retail spaces, recycling depot, and more are all permitted in this zoning area.

# EXTERIOR PHOTOS

Building Exterior



Units 209 & 210 Entrances



Units 310 & 309 Entrances



# UNIT PHOTOS

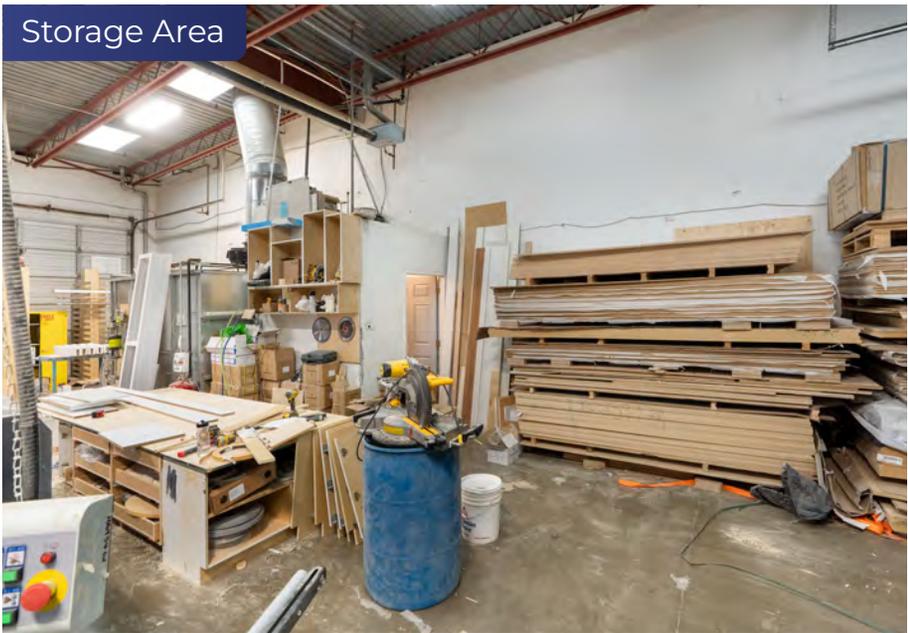
Main Warehouse



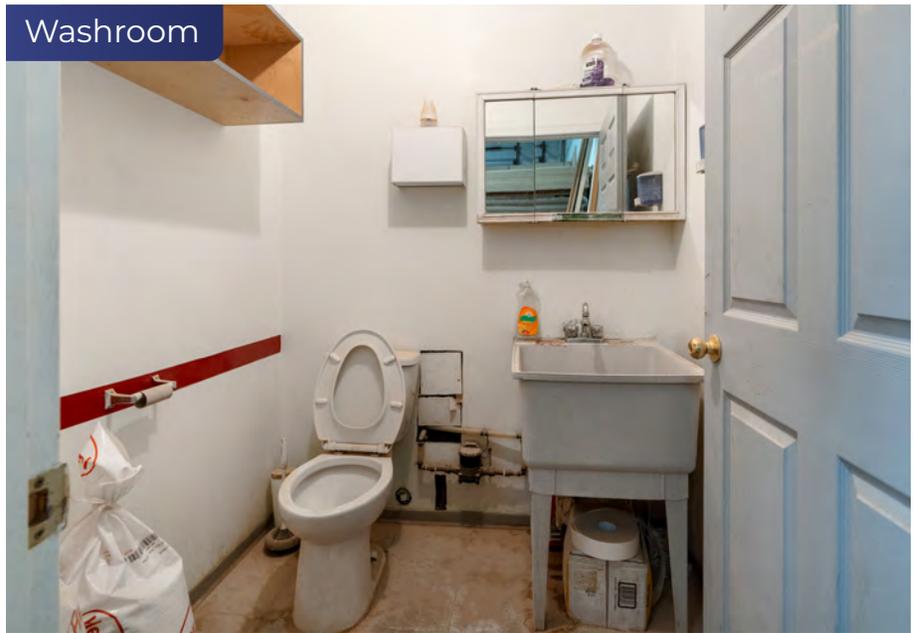
Paint Booth



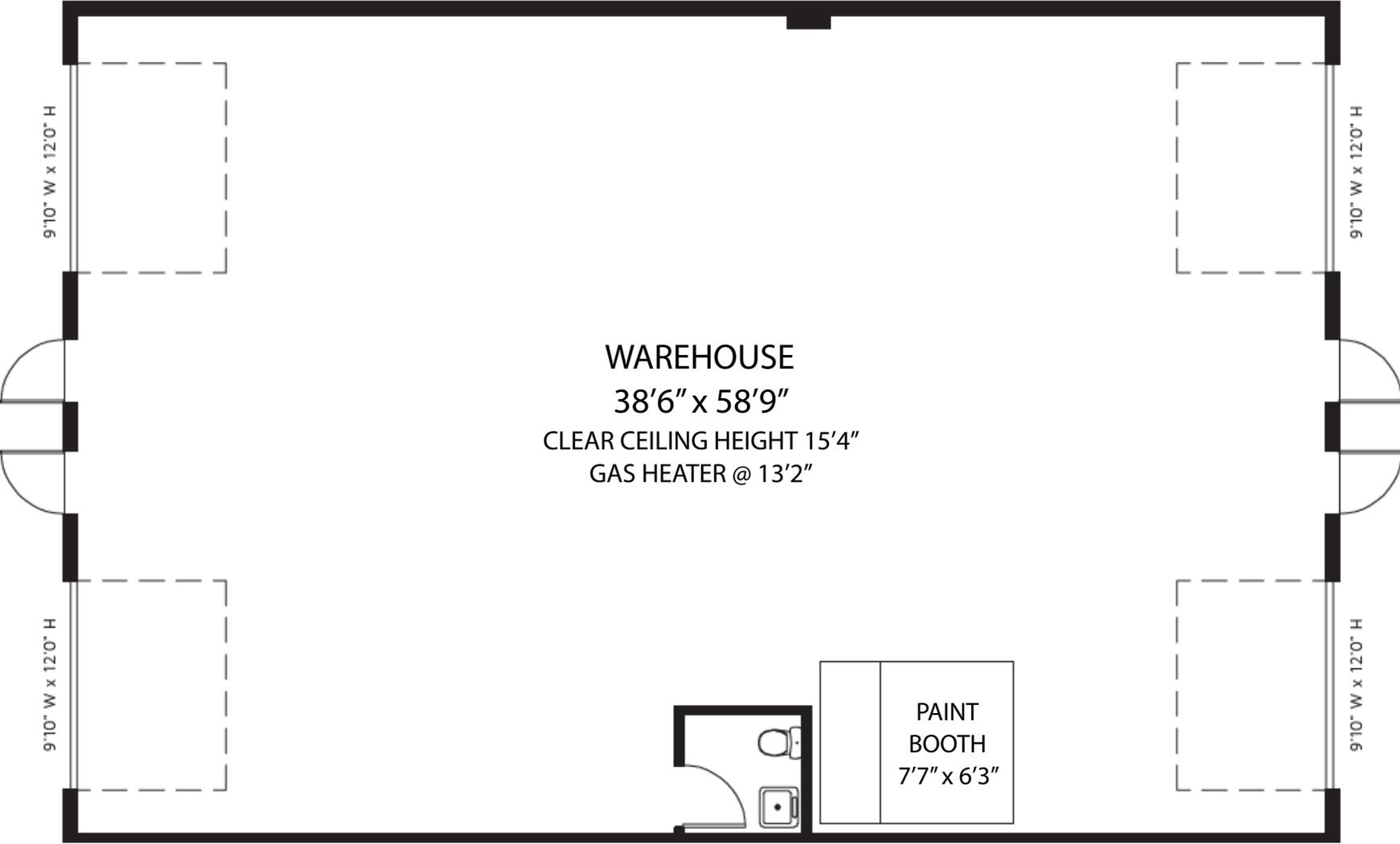
Storage Area



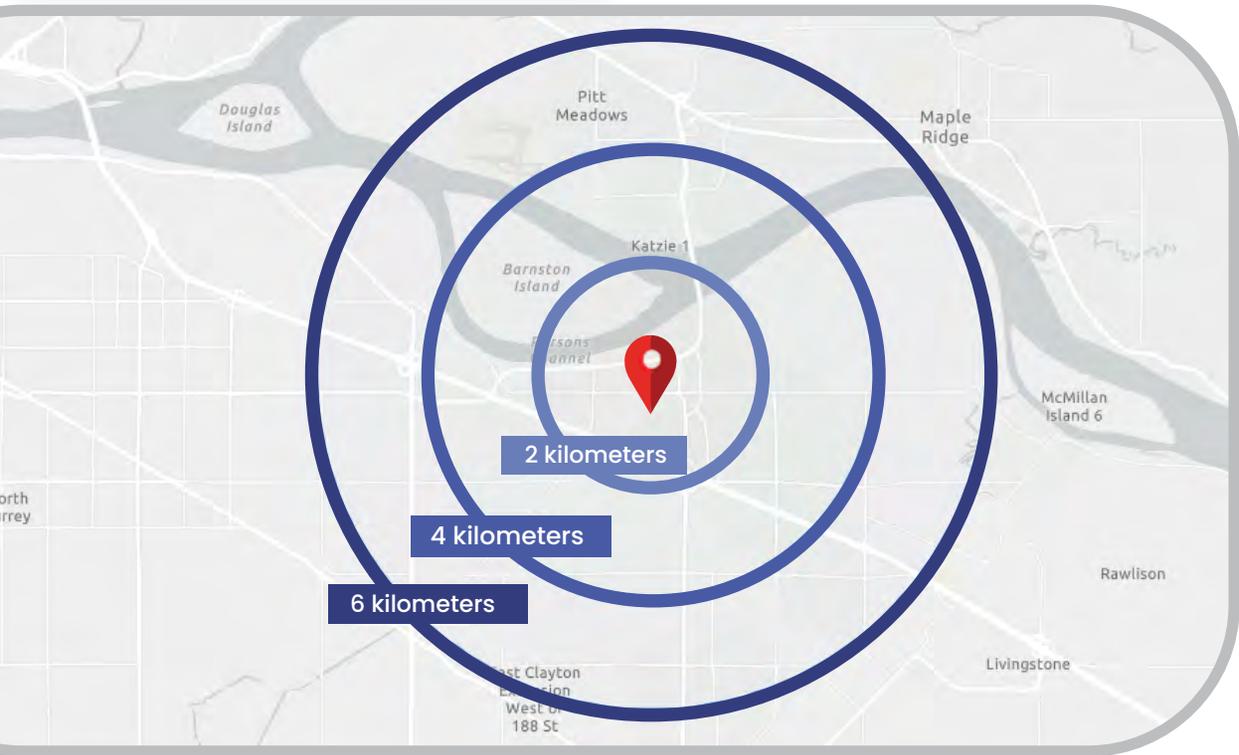
Washroom



# FLOOR PLANS



# DEMOGRAPHICS



Distance	2 km	4 km	6 km
<b>Population</b> (2024)	6,090	43,614	122,251
<b>Population</b> (2025)	6,321	45,763	137,994
<b>Projected Annual Growth</b> (2024 - 2025)	3.79%	4.93%	12.88%
<b>Median Age</b>	44.4	41.2	39.5
<b>Average Household Income</b> (2024)	\$141,214.77	\$140,574.80	\$140,297.38
<b>Average Persons Per Household</b>	2.7	2.8	2.9

# LOCATION

Known as the “Birthplace of BC,” the Township of Langley is a unique blend of a rich heritage of the past combined with a future-forward vision for innovation and progress. It has around 145,000 residents and is one of the fastest-growing municipalities in Metro Vancouver.

Situated in Langley's Port Kells industrial neighbourhood, the property enjoys proximity to Highway 1 and Golden Ears Way, offering direct access to western Metro Vancouver via the Port Mann Bridge, Maple Ridge via the Golden Ears Bridge, and the Fraser Valley via the highway. This central location within the Lower Mainland makes it ideal for any business to thrive, with convenient access for suppliers, employees, and customers.

The property's M-2 General Industrial zoning permits a variety of uses including a retail, manufacturing, recycling depot, vehicle repair shop, cannabis processing, and more.



# NEARBY AMENITIES

## FOOD & DRINK

- 1 McDonald's
- 2 Zythos Mediterranean Grill
- 3 Subway
- 4 A&W Canada
- 5 Eat Well Indian House
- 6 Tim Hortons
- 7 Miltomates Taqueria

## SHOPS & SERVICES

- 1 Fresh St. Market
- 2 Metal Supermarkets
- 3 Mr. Lube + Tires
- 4 Body Smart Health & Performance
- 5 NAPA AUTOPRO
- 6 Nesters Food Market
- 7 Esso

## PARKS & RECREATION

- 1 Dorothy Peacock Park
- 2 Langley Sportsplex
- 3 Hot Mess Fitness
- 4 Total Fitness
- 5 Cineplex Cinemas Langley
- 6 Circus Lab
- 7 Extreme Air Park

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NOTHING BUT ICONIC

*\*Personal Real Estate Corporation*

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