

B140 5525 272 STREET

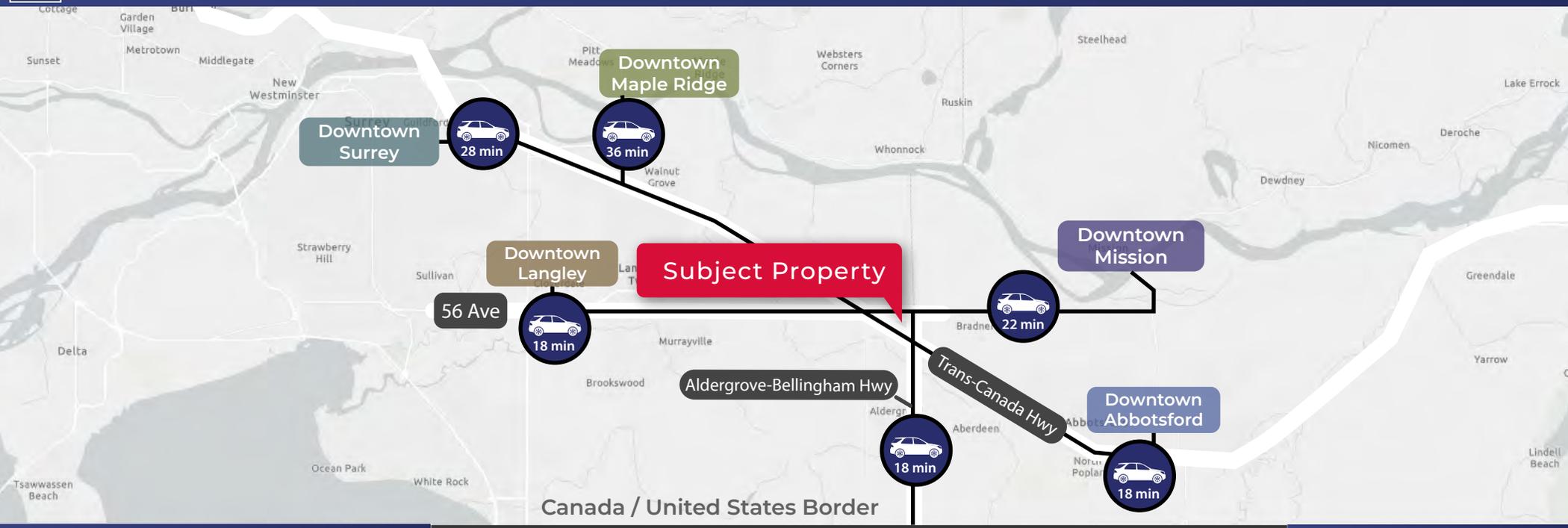
LANGLEY, BC



FOR SALE
Strata Warehouse

IPG ICONIC
PROPERTIES
GROUP

 **STONEHAUS**
REALTY



OPPORTUNITY

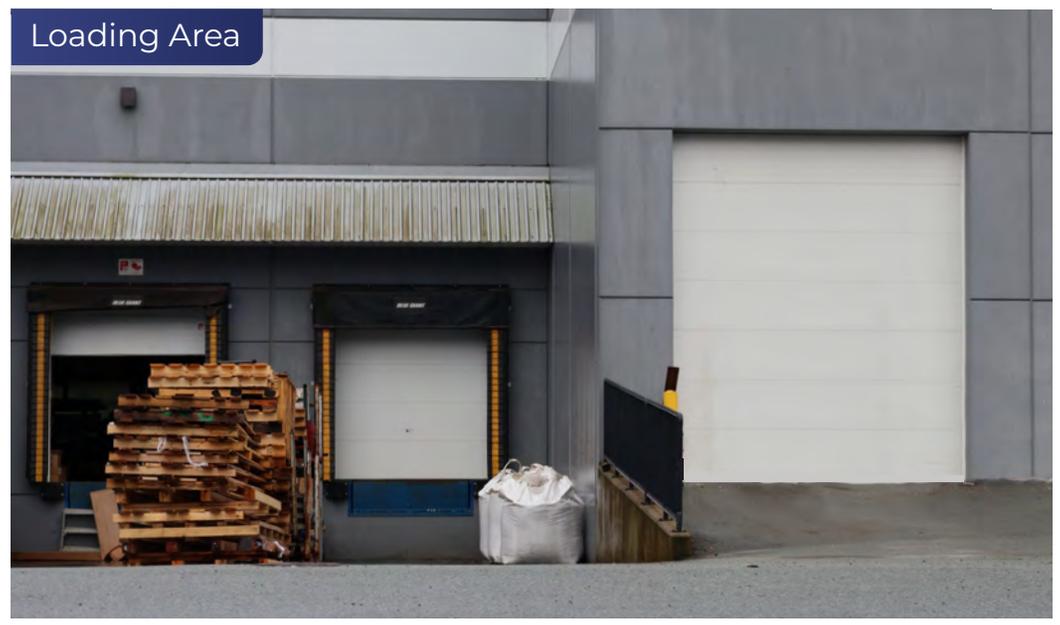
DETAILS

Iconic Properties Group is pleased to present the exclusive opportunity to acquire Unit B140 5525 272 Street in Langley. This 6,945 sqft property includes 1,500 sqft of mezzanine space and is situated in an M2-A zoning district. This zoning accommodates a variety of industrial and commercial activities. Boasting an impressive height with 26-foot ceilings, the warehouse provides ample vertical space for diverse operational needs. The practical layout includes one truck-level door and two convenient drive-in doors, ensuring efficient logistics and accessibility.

Contact an agent today for the detailed Zoning Bylaw for allowed use or for more details on this property. Don't miss out on this exceptional investment opportunity!

CIVIC ADDRESS	#B140 5525 272 St, Langley, BC
NEIGHBOURHOOD	Gloucester
ZONING	M-2A General Industrial
YEAR BUILT	2015
PID	029-745-675
UNIT SIZE	6,945 sqft
CEILING HEIGHT	26 ft
LOADING TYPES	1 Dock Loading 2 Grade Loading
OCP	Industrial
PROPERTY TAX (2023)	\$26,277.95
ASSESSMENT (2024)	\$3,395,000
ASKING PRICE	\$4,095,000

EXTERIOR PHOTOS

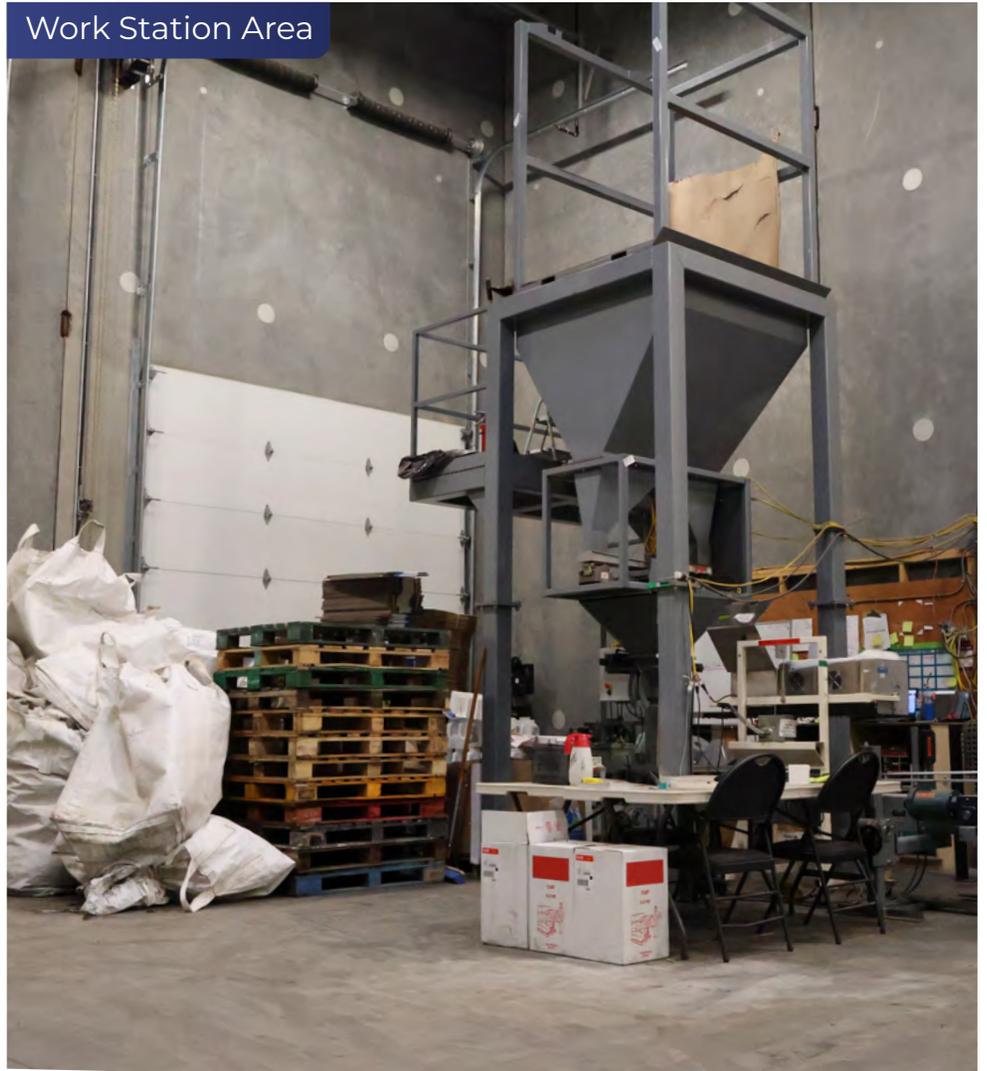


UNIT PHOTOS

Office



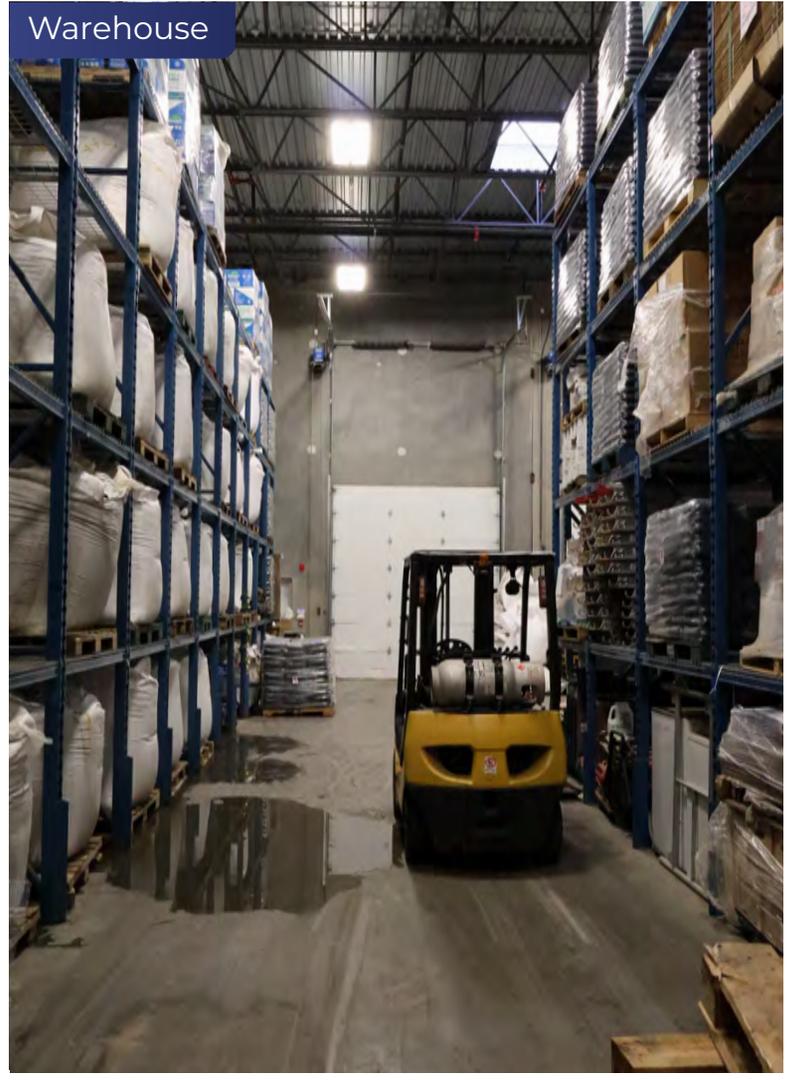
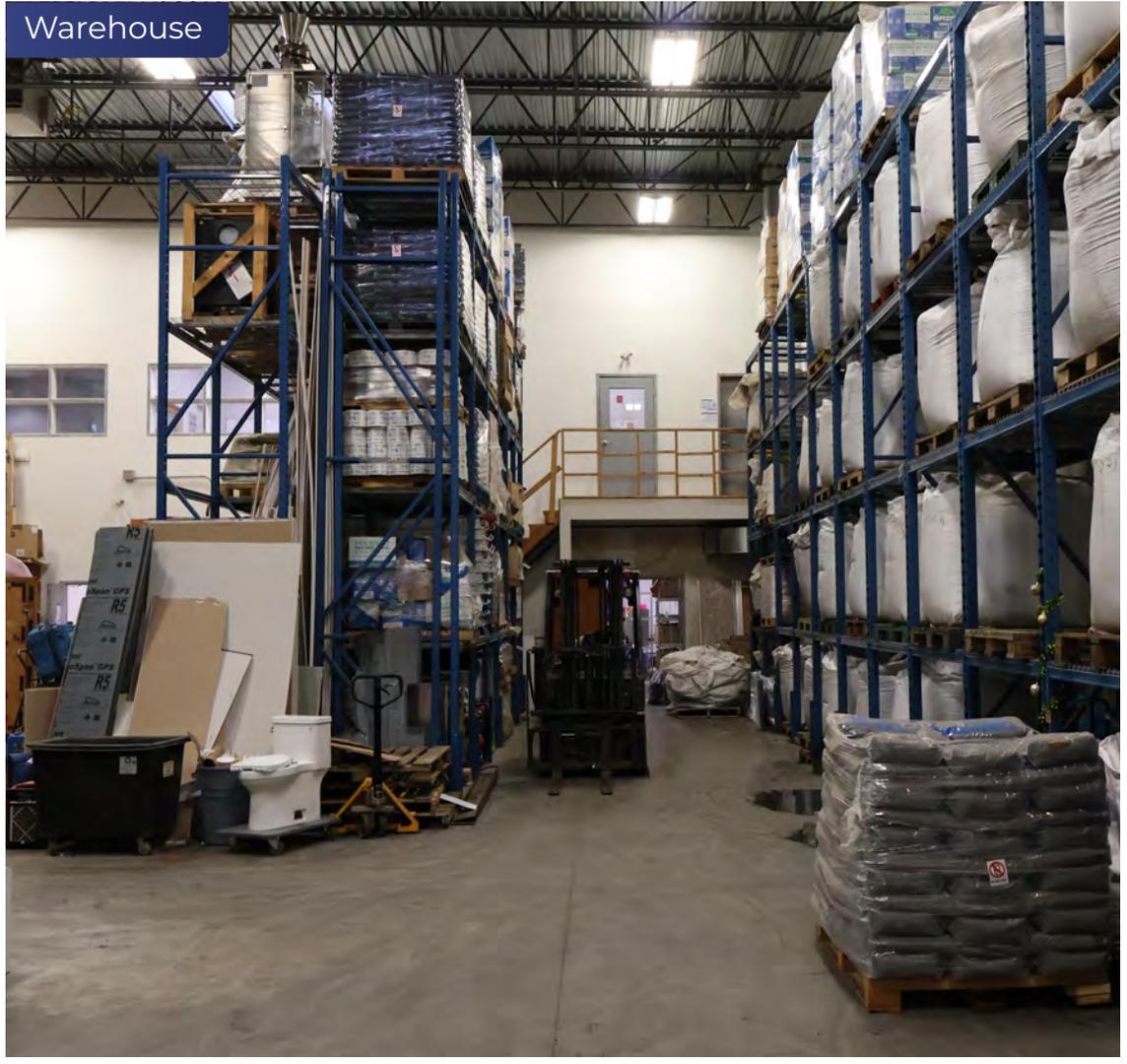
Work Station Area



Boardroom



WAREHOUSE PHOTOS



DEMOGRAPHICS



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.

Gloucester is a booming industrial neighbourhood in the Township of Langley. Its proximity to 56 Avenue and the Aldergrove-Bellingham Highway make the property’s location incredibly ideal for logistics, with the US border that is less than a 20-minute drive from the site. The property’s assigned designation accommodates various industrial activities, such as warehousing, wholesaling, distribution, light manufacturing, office and business functions, the processing and manufacturing of goods, and more.

The property's specific zoning classification is M-2A, which falls under the General Industrial Zone category.

Distance	1 km	3 km	5 km
Population (2024)	143	2,285	13,631
Population (2025)	147	2,428	15,008
Projected Annual Growth (2024 - 2025)	2.79%	6.26%	10.10%
Median Age	40.7	41.1	39.2
Average Household Income (2024)	\$160,163.59	\$212,262.72	\$155,552.46
Average Persons Per Household (2024)	3.7	3.3	3.1

NEARBY AMENITIES

FOOD & DRINK

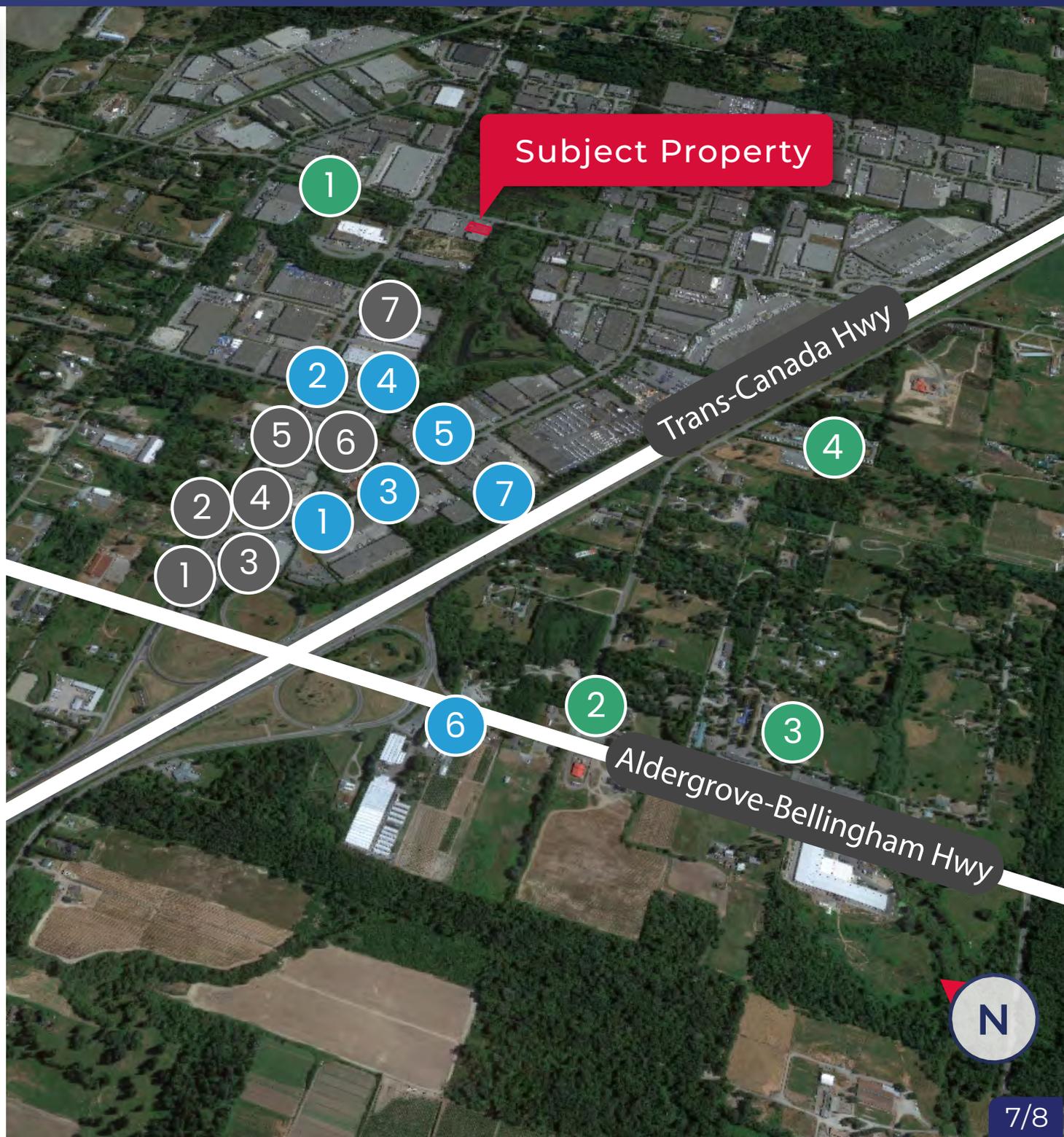
- 1 Holy Falafel & Shawarma House
- 2 Subway
- 3 Lotus Garden
- 4 McDonald's
- 5 Tim Hortons
- 6 Industrial Park Sandwich Works
- 7 Colleen's Cafe

SHOPS & SERVICES

- 1 Marco T Mobile Repair
- 2 Co-op Gas Bar
- 3 Comfort Inn & Suites
- 4 Trail Tire
- 5 Atlas Sign & Awning
- 6 Super Save Farms
- 7 Kenworth

PARKS & RECREATION

- 1 Gloucester Park
- 2 EB Golf Tech
- 3 Greater Vancouver Zoo



Khash Raeisi PREC*

Founder

P: 778-987-7029

E: Khash@iciconic.com

Alex Zus

Associate

P: 778-808-7838

E: Alex@iciconic.com

Office

P: 778-819-2776

E: Contact@iciconic.com

W: www.iciconic.com



IPG

ICONIC
PROPERTIES
GROUP

Coquitlam Office

1126 Austin Avenue

Coquitlam, BC

V3K 3P5

South Vancouver Office

7235 Fraser Street

Vancouver, BC

V5X 1R7

NOTHING BUT ICONIC

**Personal Real Estate Corporation*



STONEHAUS
REALTY