



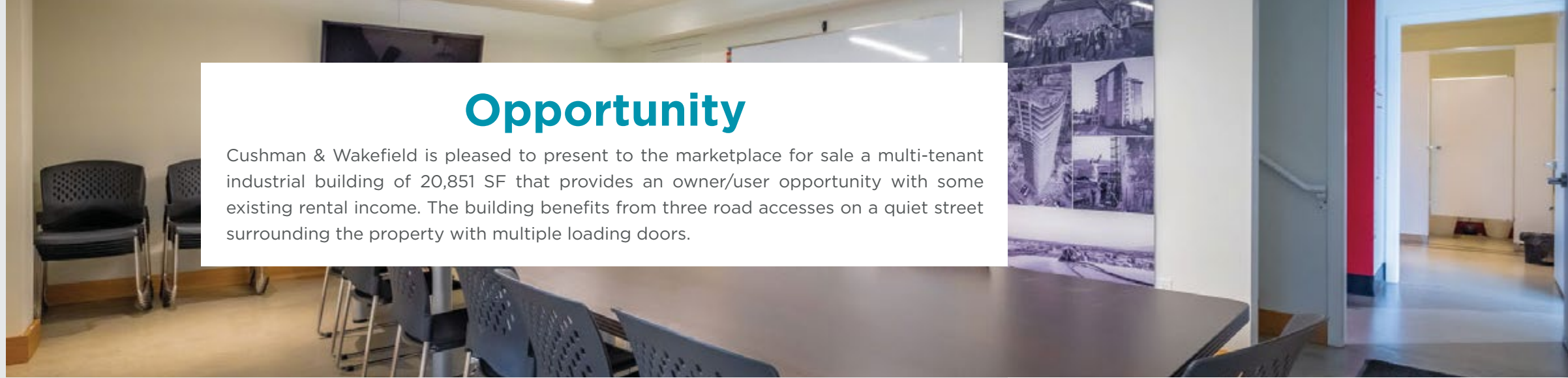
FOR SALE

5669 199TH STREET

LANGLEY, BC

20,581 SF MULTI-TENANT BUILDING
OWNER/USER OPPORTUNITY WITH RENTAL POTENTIAL





Opportunity

Cushman & Wakefield is pleased to present to the marketplace for sale a multi-tenant industrial building of 20,851 SF that provides an owner/user opportunity with some existing rental income. The building benefits from three road accesses on a quiet street surrounding the property with multiple loading doors.

Location

The Property is situated within the City of Langley having close proximity to a multitude of retail amenities for shopping, restaurants, banking, personal services along the busy corridors of 200th Street, the Langley ByPass, & Fraser Highway. Willowbrook Shopping Centre, Langley Crossing Shopping Centre, City Centre Square, RioCan Langley Centre, Smart Centres Langley are among the rich retail amenities located nearby. The City of Langley is central to numerous destinations between the City of Surrey and the Township of Langley.



	Main Floor	Mezzanine	Total Area
Unit 1	4,799 SF	1,258 SF	6,057 SF
Unit 2	1,465 SF	-	1,465 SF
Unit 3	1,688 SF	1,688 SF	3,376 SF
Unit 4	5,131 SF	4,552 SF	9,683 SF
Total	13,083 SF	7,498 SF	20,581 SF



Zoning

I-1 (LIGHT INDUSTRIAL ZONE)

Allows for a wide variety of light impact uses including warehousing, automotive services, indoor recreation, technology & more. The full zoning bylaws are available online on the City of Langley website.



Legal Description

Lot 1 District Lot 310 Group 2 New Westminster District Plan 75087 (PID: 008-003-114)



Site Size

Approximately 0.535 acres (23,293.50 SF)
Approximately 140' X 166'

Property Features

- Concrete block construction
- Multi-tenant industrial building
- Tenancies on month-to-month leases
- Excellent access to 200th Street, 56th Avenue, Highway 10 and Fraser Highway
- Five (5) grade loading doors



Rental Income

Contact listing brokers for details



Property Taxes (2025)

\$96,982.46



Asking Sale Price

\$6,240,000



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 CUSHMAN &
WAKEFIELD

For more information, please contact:

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