

FOR SALE OR LEASE

UNIT 4

19257 ENTERPRISE WAY
SURREY, BC



2,720 SF Strata Unit
with Grade Loading and
Outside Storage Area



PROPERTY INFORMATION

The property is located on Enterprise Way just one block east of 192nd Street. Enterprise Way lies on the fringe of Langley City, and is in close proximity to an array of amenities. The property offers easy access to 192nd Street, the Langley Bypass, Highway #10, and Fraser Highway.

SALIENT DETAILS

Size	Warehouse: 1,214 SF Office: 626 SF Mezz: 880 SF Total: 2,720 SF
PID	017-546-818
Loading	1 grade door (12' x 14')
Power	225 amp, 120/208 volt 3-phase
Ceiling Height	19' clear
Zoning	IL-Light Impact Industrial
Occupancy	Immediate
Base Rent	Contact Listing Agent
Additional Rent	\$8.45 PSF (2026) incl. strata fees
Strata Fees	\$304.29 per month
Sale Price	\$1,441,600

FEATURES

- Concrete block construction
- Front office, rear grade loading
- 3-phase power
- Gas fired radiant tube heating
- 1 washroom
- Reception and open plan office area plus private office
- Excess yard storage/additional parking at rear
- 3 dedicated parking stalls

Main Floor Office



Second Floor Office



Warehouse



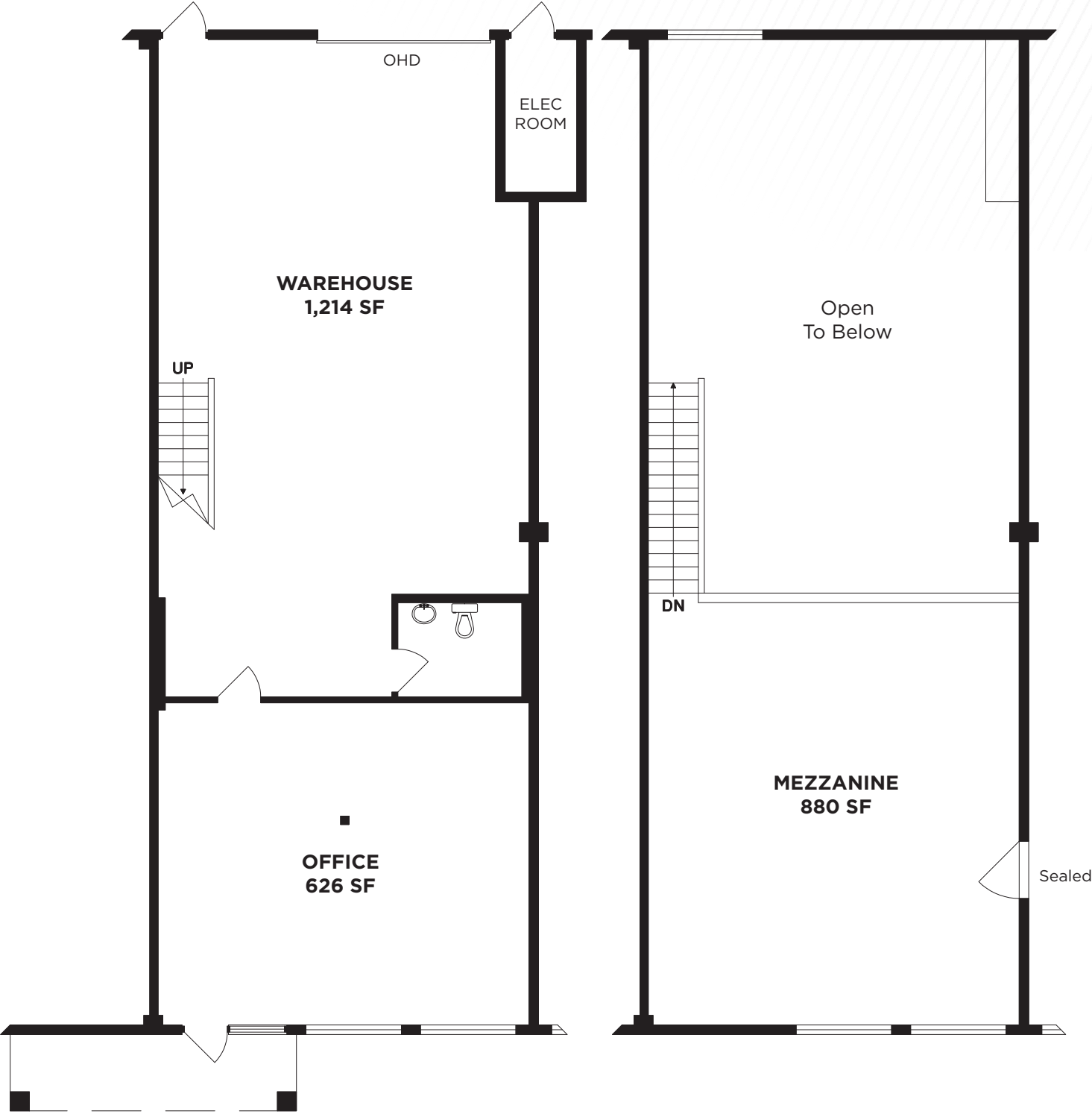
Warehouse



Rear Loading



FLOOR PLANS



FOR MORE INFORMATION, PLEASE CONTACT:

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