

For sale

6&7 - 19089 94th Avenue, Surrey, BC

5,935 SF Warehouse and Office in Port Kells



6&7 - 19089 94th Avenue / Surrey

Opportunity

To acquire 5,935 SF industrial strata unit with ground floor warehouse and quality second floor office improvements and a fenced yard.

Location

Located in the desirable Port Kells industrial area with direct Highway 1 access via the 192nd Street on-ramp. This is a strategic location for purchasers looking for excellent connectivity to Vancouver, the Fraser Valley, and major distribution routes throughout the Lower Mainland.

Available Area:

Ground Floor Warehouse:	4,685 SF
Mezzanine Office:	1,250 SF
Total:	5,935 SF

Sale Price:	\$2,999,999
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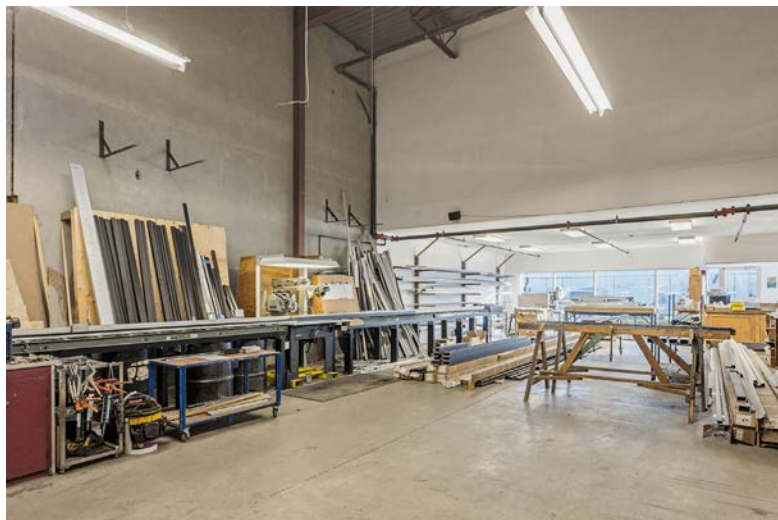
Availability:	Contact Listing Agent
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Zoning:	IL Zoning
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Loading:	2 grade loading doors
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Building Features:

- ▶ 20' clear
- ▶ Improved office
- ▶ Forced air heating
- ▶ Fenced yard area
- ▶ Fully sprinklered
- ▶ New roof top HVAC units in 2019
- ▶ Direct access to Highway 1
- ▶ Concrete tilt-up construction
- ▶ Building re-painted in 2025



DRIVING TIMES

YVR Airport	45 minutes
Downtown Vancouver	40 minutes
Deltaport	45 minutes
Highway 1	2 minutes
USA Border	30 minutes

Traffic times are estimates and may vary due to conditions.



JLL

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