

FOR SALE

12194 86 AVENUE SURREY, BC

6,232 SF industrial strata unit with warehouse & office

$2,225,000	6,232 SF	22 FT	IL
ASKING PRICE	TOTAL AREA	CLEAR HEIGHT	ZONING

TEAM REACH

Ardee Sharma PREC*
Team Lead & Commercial Advisor
604-376-8576

Sunny Purba
REALTOR®
604-700-5720

THE OPPORTUNITY

Team Reach is pleased to present the opportunity to acquire **12194 86 Avenue**, a fully built-out industrial strata unit in Surrey offering **6,232 square feet** of combined warehouse and office space.

The unit features a **2,398 SF warehouse** with 22 ft clear height and two grade-level loading doors, complemented by **3,834 SF of finished office space** across the main floor, back office, upper office and mezzanine.

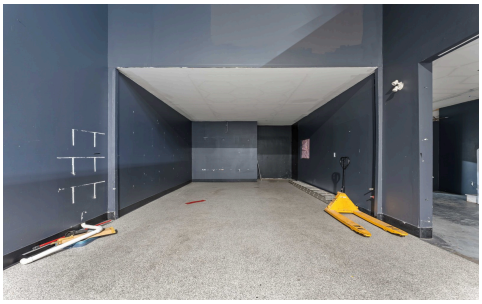
Run your operation from the warehouse and lease the offices for extra income, or occupy the whole building yourself. The choice is yours.

SALIENT FACTS

Address	12194 86 Avenue, Surrey, BC
MLS®	C8082166
Asking price	$2,225,000
Title	Strata
Zoning	IL (Light Industrial)
Total area	6,232 SF (ANSI/BOMA certified)
Clear height	22 ft (warehouse)
Loading	2 grade-level doors
Year built	1979
Parking	6–8 stalls + visitor
Gross taxes (2026)	$23,200
Strata fee	$550 / month







PROPERTY HIGHLIGHTS

- **Flexible warehouse:** 2,398 SF with 22 ft clear height and 2 grade-level loading doors
- **Extensive office build-out:** multiple private offices, boardroom and kitchen
- **4 washrooms**, plus a caretaker's space with full bathroom
- **Mezzanine** of 429 SF for storage or added workspace
- **Parking** for 6–8 vehicles plus visitor stalls
- **IL zoning** allows a wide range of light-industrial and business uses
- **Income potential:** lease out the offices and occupy the warehouse





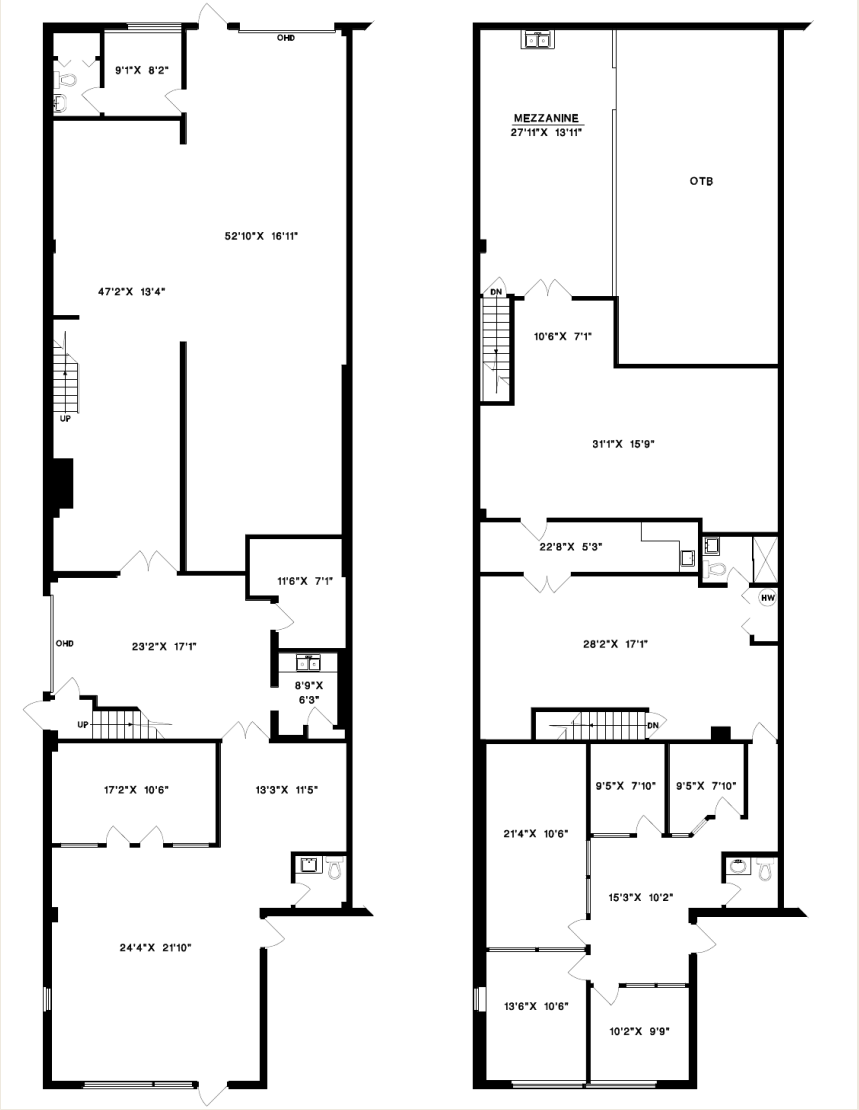


IDEAL FOR

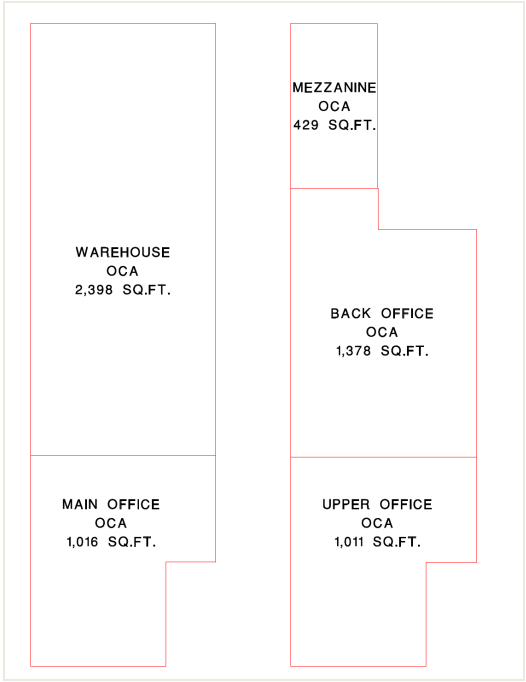
Owner-users who need warehouse, shop and office under one roof, such as trades, contractors, manufacturers, distributors and service businesses, and investors seeking flexible, income-ready space.

FLOOR PLANS

LAYOUT · MAIN FLOOR & UPPER LEVEL



AREA BREAKDOWN



Warehouse	2,398 SF
Main office	1,016 SF
Back office	1,378 SF
Upper office	1,011 SF
Mezzanine	429 SF
Total	**6,232 SF**

Area certified by Measure Masters on September 18, 2026, per ANSI/BOMA Z65.2-2012 (Industrial Buildings) Standard Methods of Measurement.



CONTACT US FOR MORE INFORMATION OR TO BOOK A TOUR

LET'S TALK.

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TEAM REACH

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