

FOR SALE OR LEASE - BRAND NEW

OFFICE/WAREHOUSE

B110 – 19748 86 AVENUE, LANGLEY, BC



LOCATION:

Langley Gateway is located at the northern gateway of Langley in Willoughby. Just across the Highway from Port Kells, it is home to a growing community of offices, restaurants, shops, amenities, residential, and industry. Langley Gateway is located in Langley's 200th Street Corridor. Offering quick and convenient access to Highway 1, the Golden Ears Bridge and Highway 17. Position your business at the doorstep of a large and diverse customer and labor pool including those in the rapidly growing municipalities of Surrey, Langley, Coquitlam, Maple Ridge, and New Westminster.

ZONING:

C-18

AREA:

Main Floor: 2,688 sq. ft.
Second Floor: 854 sq. ft.
Total: 3,542 sq. ft.

FEATURES:

Main Floor Warehouse

- 24' ft. clear ceiling heights
- Modern LED lighting
- 10' ft. x 12' ft. automatic grade level loading door
- 200 amp power (*Buyer to verify if important*)
- Natural gas heater
- Handicap accessible washroom

Second Floor Mezzanine

- Open work area
- 12' ft. ceilings (*approximately*)
- Modern lighting
- Steel and concrete construction

PARKING:

Five (5) parking stalls including loading area

STRATA FEE:

\$1.58 per sq. ft. (or) \$465.82 per month plus GST

PROPERTY TAX:

TBA

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$6,493.67 per month plus GST

SALE PRICE:

\$2,228,000.00

AVAILABLE:

Immediately

For Further Information, Please Contact:

PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX Crest

***Personal Real Estate Corporation**

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307

E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca

Website: www.davieshall.ca

