



Unit 105 | 19623 56th Avenue, Langley, BC

FOR LEASE

- ▶ ± 1,275 SF leasable area
- ▶ Front exposure unit
- ▶ Ideal for wholesale assembly, and clean industrial uses
- ▶ 1 Grade loading at rear of unit
- ▶ Front reception and office area
- ▶ Complete with storage area



VALLEY COMMERCIAL TEAM

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#105 - 19623 56th Avenue
Langley, BC

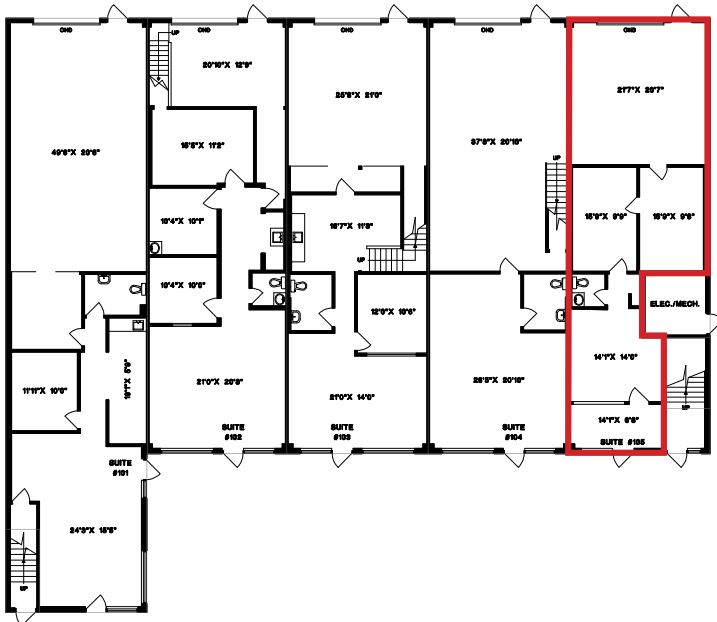
Location

The subject property is located on the northwest corner of 19623 – 56th Avenue, in the City of Langley. The property is close to Highway #10 and is approximately a 5 minute drive to the future SkyTrain Station in Langley City.

Zoning

I-2 uses include but not limited to Warehousing, equipment sales, service and rental. Related office and retail uses allowed.

Floor Plan



<p>SUITE #101 OCA 1,864 SQ.FT.</p>	<p>SUITE #102 OCA 1,391 SQ.FT.</p>	<p>SUITE #103 OCA 1,414 SQ.FT.</p>	<p>SUITE #104 OCA 1,409 SQ.FT.</p>	<p>SUITE #105 OCA 1,264 SQ.FT.</p> <div> <p>BSA 109 SQ.FT.</p> </div> <div> <p>FSA SECOND FLOOR 16 SQ.FT.</p> </div>
<div> <p>FSA SECOND FLOOR 14 SQ.FT.</p> </div>				

Property Details

Legal Description

Lot 133, Plan Nwp54241, District Lot
310, Group 2, New Westminster Land
District, Except Plan BCP50014
PID: 005-213-347

Size

±1,275 SF leasable area
(±1,264 SF useable area plus
11 SF gross up)

Zoning

1-2

Year Built

1978

Net Rent

\$20.00/SF

Additional Rent

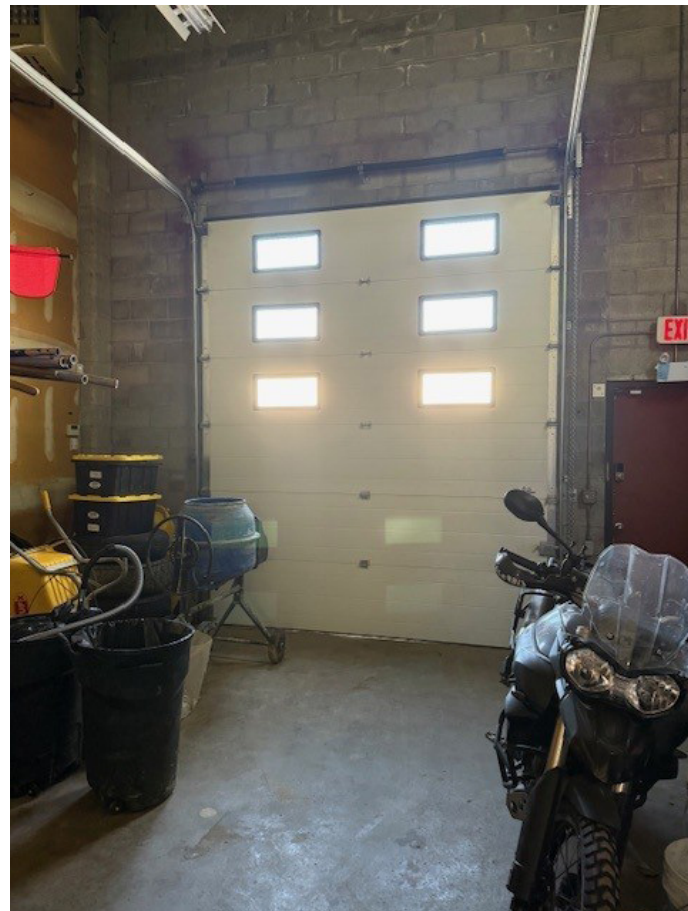
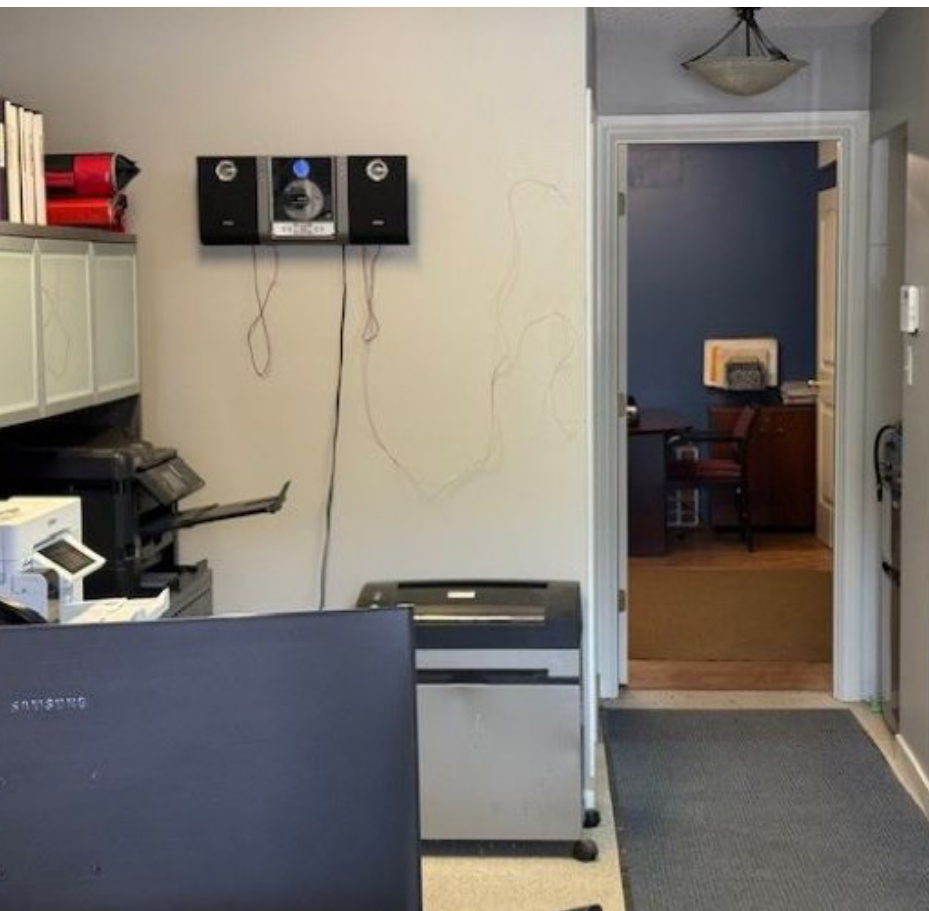
\$8.50/SF

Gross Rent Per Month

Net Rent	\$2,125.00
Additional Rent	\$903.13
Total	\$3,028.13
GST	\$151.41
Total	\$3,179.54

Parking

2 stalls



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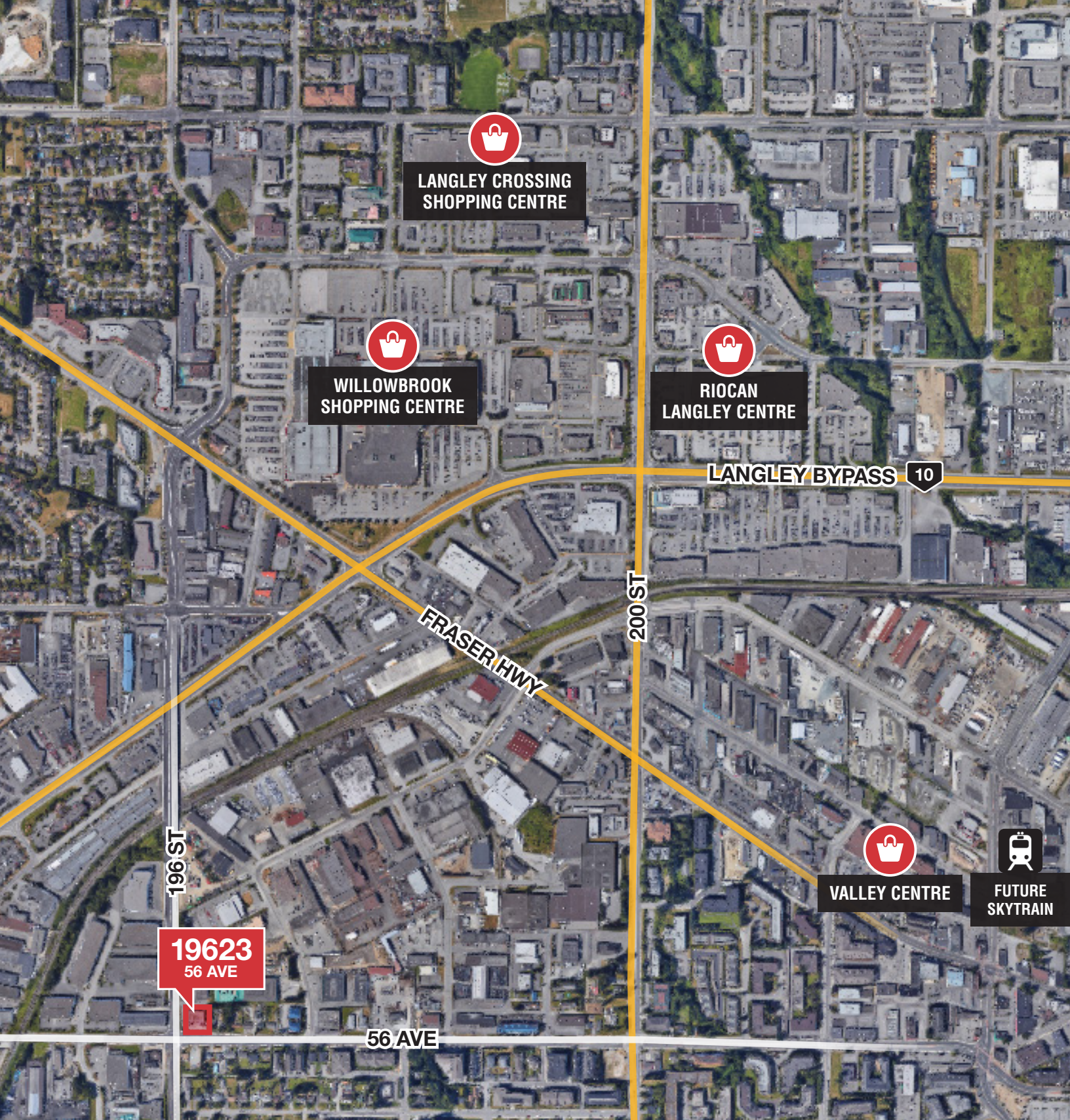
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