

# FOR LEASE

3187 262B STREET  
LANGLEY



NICHE REALTY GROUP

**REMAX**  
COMMERCIAL

CASH FOR CARS



# THE PROPERTY

Exceptional industrial property offering rare flexibility and live-work potential. This versatile site features a well-equipped shop ideal for automotive use, including mechanical or bodywork operations, previously utilized as a dealership. Zoned for a wide range of industrial and commercial purposes, the property suits various business types seeking high-visibility and functionality. Adding to its uniqueness, a spacious 3-bedroom, 2-bathroom residence is attached, creating an ideal setup for owners or staff to live and work on-site. This is a rare opportunity to secure a multi-use property combining convenience, income potential, and lifestyle in one complete package.



VERSATILE PROPERTY WITH OPPERTUNITY  
FOR MULTIPLE USES



LIVE AND WORK WITH FLEXIABILITY



FULLY SETUP FOR AUTOMOTIVE USE



HIGH EXPOSURE LOCATION  
WITH LOTS OF DRIVE BY TRAFFIC



NICHE REALTY GROUP



# DETAILS



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**15,675 sqft**  
SIZE

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**M2**  
ZONING

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**Triple net**  
LEASE TYPE

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**\$10**  
BASIC  
RENT/ANNUM/SF

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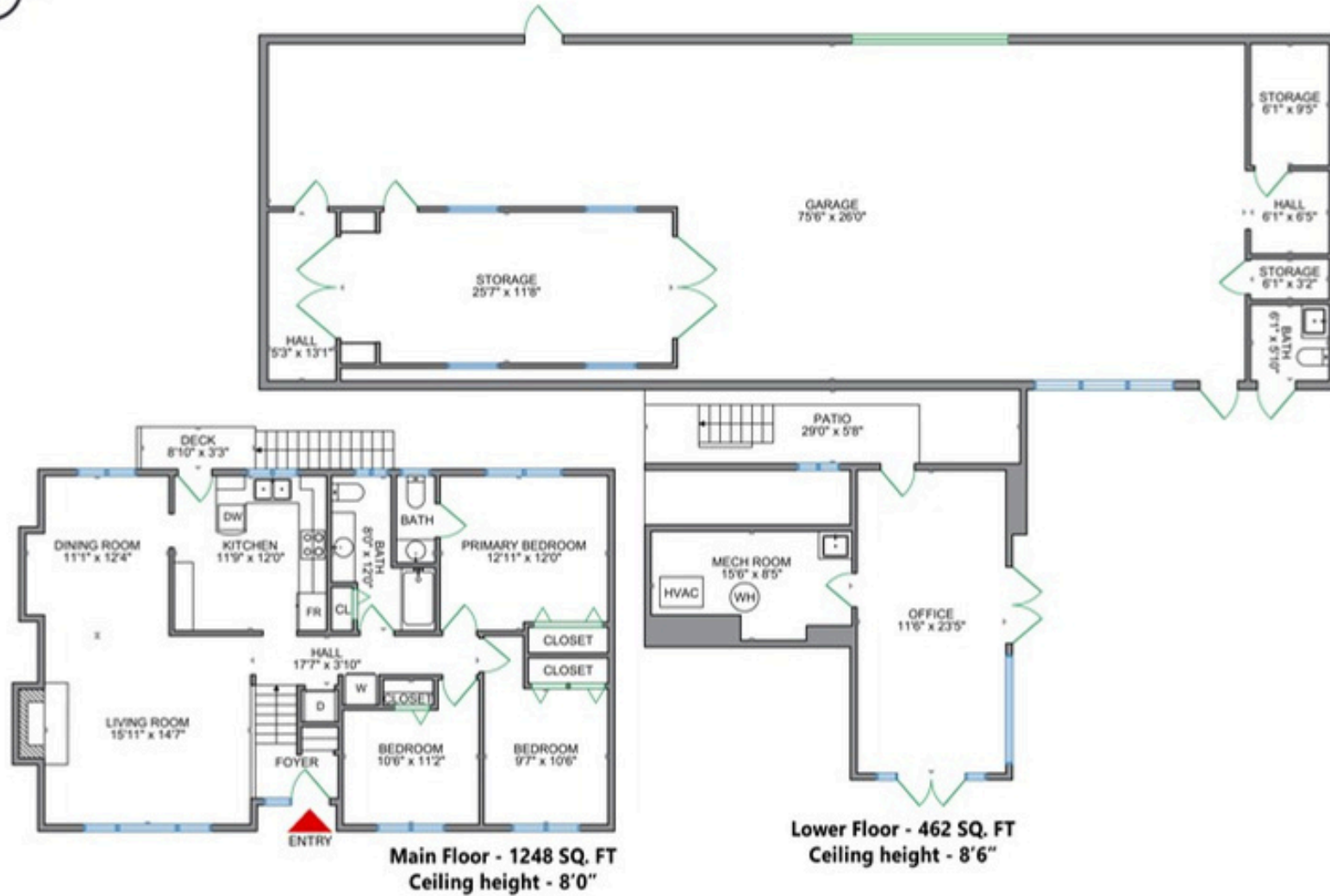
**\$2**  
ADDITIONAL  
RENT/ANNUM/SF

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**IMMEDIATELY**  
AVAILABILITY



# FLOORPLAN



● LIVING AREA		● EXTRA AREA	
	1710 SQ FT		2326 SQ FT
Main Floor	1248 SQ FT	Deck	34 SQ FT
Lower Floor	462 SQ FT	Garage	2131 SQ FT
		Patio	161 SQ FT





# PROPERTY PHOTOS



# PRESENTED BY

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