

108 - 19705 56 AVENUE, LANGLEY

WAREHOUSE WITH 100 AMP 3 PHASE POWER AND 12' CEILING

**FOR
SALE**



WILLIAM | WRIGHT

STEPHEN GAMMER, CCIM
PERSONAL REAL ESTATE CORPORATION
stephen.gammer@williamwright.ca
604.546.5555



THE OPPORTUNITY

This micro-warehouse is perfect for the person graduating out of their home based business into a commercial location with all the necessities of a warehouse and yet retail exposure. You've got 100 amp 3 phase power, a rear 10x10 overhead bay door, 12' ceilings and a small office and accessible washroom. It is ready for that entrepreneurial spirit to locate in your next phase of growth and build equity in your own space.

PROPERTY HIGHLIGHTS



Ground floor retail exposure



Micro warehouse with small office and accessible washroom



Grade level 10x10 door



Fully improved

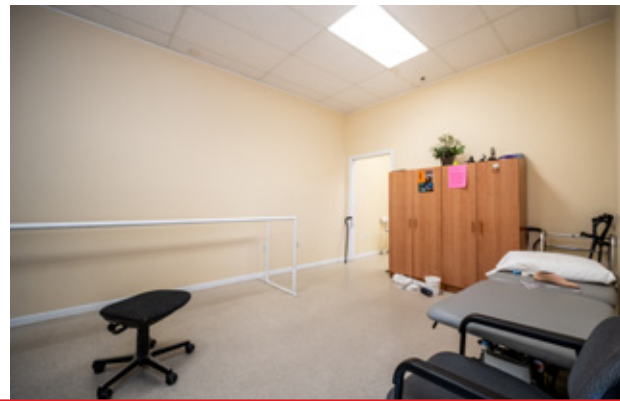


100 amp 3 phase power



12' ceiling height





SALIENT DETAILS

Size	+/- 1,108 SQFT
Parking	2 Stalls
Zoning	CD-8
Property Taxes	\$6,331
Strata Fees	\$402.80
PID	024-983-462
Legal Description	STRATA LOT 8, PLAN LMS4386, DISTRICT LOT 310, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Price	\$650,000



71
VERY
WALKABLE

75
VERY
BIKEABLE

WILLOWBROOK SHOPPING CENTRE
ANCHOR TENANTS INCLUDE T&T
SUPERMARKET, REAL CANADIAN
SUPERSTORE, SAFEWAY, RBC, SPORT CHEK,
TOYS 'R' US, FOOT LOCKER, H&M, PANDORA

RIOCAN LANGLEY CENTRE
ANCHOR TENANTS INCLUDE PETSMART,
STARBUCKS, MILESTONES, INDIGO,
BROWNS SOCIALHOUSE, LAURA, CLUB16
TREVOR LINDEN FITNESS

SMARTS CENTRE
ANCHOR TENANTS INCLUDE WALMART,
THE HOME DEPOT, LONDON DRUGS, BEST
BUY, BCLIQUOR STORE, CIBC, POPEYES

RIOCAN LANGLEY CENTRE
ANCHOR TENANTS INCLUDE MARSHALLS &
HOMESENSE, GOLFTOWN, ATMOSPHERE, OLIVE
GARDEN, CACTUS CLUB, RW&CO, TRIPLE O'S

DRIVING DISTANCES
HWY 10 ----- 2 MINUTES
WILLOWBROOK SHOPPING CENTRE ----- 4 MINUTES
YVR AIRPORT ----- 45 MINUTES
DOWNTOWN VANCOUVER ----- 52 MINUTES

SUBJECT PROPERTY



LOCATION

City of Langley is an up and coming urban centre located in the heart of the Lower Mainland economic region Skytrain construction starting. With a population of approximately 29,000, the City of Langley offers residents all the amenities of a major urban centre — great shopping and dining, world-class education and entertainment facilities, extensive recreational opportunities and community events.

CONTACT LISTING AGENT

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City of Langley
Population
29,000

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William Wright Commercial Real Estate Services Inc.
#180-8621 201 Street, Langley
T 604.546.5555 | F 604.428.5254
williamwright.ca