

Great Industrial Asset in Murrayville, Langley



For Sale

22339 48 AVENUE, Langley

COMMENTS

RARE Opportunity to own a FREESTANDING Industrial Building in the heart of Murrayville, Langley. IDEALLY Located on a 9,100 sq. ft. CORNER Lot at 48 Avenue and 223A Street, this 2,860 sq. ft. CONCRETE Block BUILDING Offers excellent EXPOSURE and Functionality. Zoned M-1B Service Industrial, the PROPERTY Features 200 amp power, 4 Grade Loading BAYS, 12 Parking Stalls, and a Mezzanine Area. A Worry-Free INVESTMENT Opportunity, Fully LEASED to a Long-Term Local Tenant. Great LOCATION, Strong Tenancy, and a Hard-to-Find FREESTANDING Industrial Asset. Call TODAY Book your Private Appointment.

LEGAL DESCRIPTION

LOT 105 DISTRICT LOT 379 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 59040

INCOME

- Base Rent: \$62,920/year
- NNN \$7.78/sf

LOT SIZE: 9,091.45 (69.9' x12939')

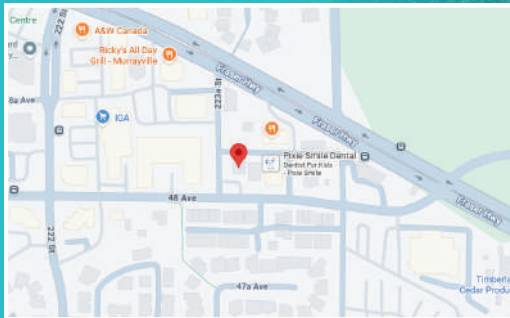
BUILDING SIZE: 2,860 S.Q.F.T
+ MEZZANINE

TAX: \$16,299.28 (2025)

ZONING: M-1B

AGE OF BUILDING: 46

LISTED AT: \$2,490,000.00

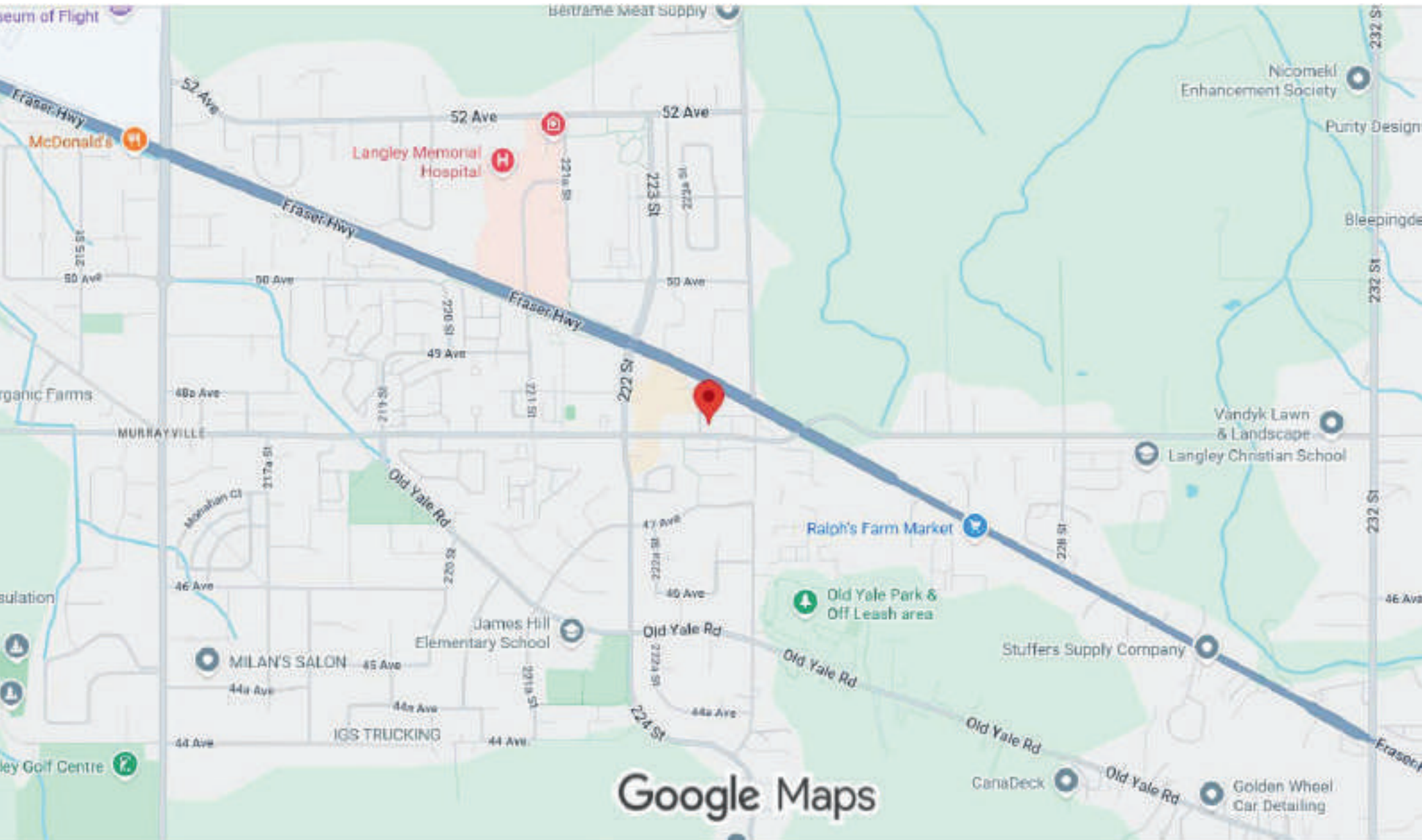


*Please refer to the homesinbc.com for full details.





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