

#105 & #107 - 19705 56 AVENUE, LANGLEY
SMALL BAY INDUSTRIAL STRATA WITH RETAIL EXPOSURE

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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UNIT #105

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 handicapped washroom. It is ready for that entrepreneurial spirit to locate in your next phase of growth and build equity in your own space.

Ground Floor Retail Exposure

Micro Warehouse

Grade Level 10x10 Door

Fully Improved



UNIT #107

Rare small bay industrial strata with retail exposure for sale in Langley City. +/- 1,108 SQFT with 10'x10' overhead bay door in the rear and signage on the awning in the front, 3 phase 100 amp service, improvements include small office area, and handicapped washroom. Current tenant is moving out, will be sold as vacant.

FOR SALE

#105 & #107 - 19705 56 AVENUE, LANGLEY

#105

SALIENT FACTS



SIZE
± 1,033 SQFT



PARKING
2 Stalls



ZONING
CD-8



PID
024-983-438



POWER
100 Amp 3 phase



LOADING
10' x 10' Rear Grade Level



CEILING HEIGHT
12 ft



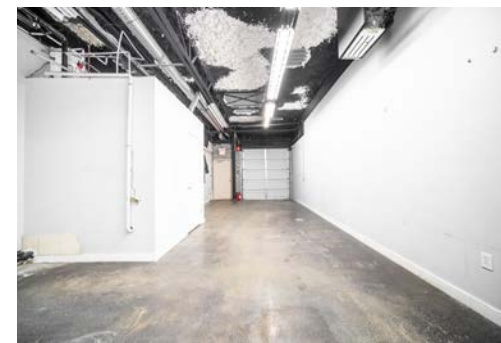
PROPERTY TAXES
\$6,331



STRATA FEES
\$402.80



PRICE
\$656,000



#107

SALIENT FACTS



SIZE
± 1,108 SQFT



YEAR BUILT
2001



ZONING
CD-8



PID
024-983-454



POWER
100 Amp 3 phase



LOADING
10' x 10' Rear Grade Level



CEILING HEIGHT
12 ft



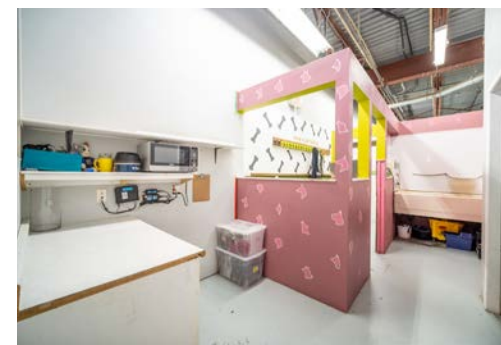
PROPERTY TAXES
\$5,274



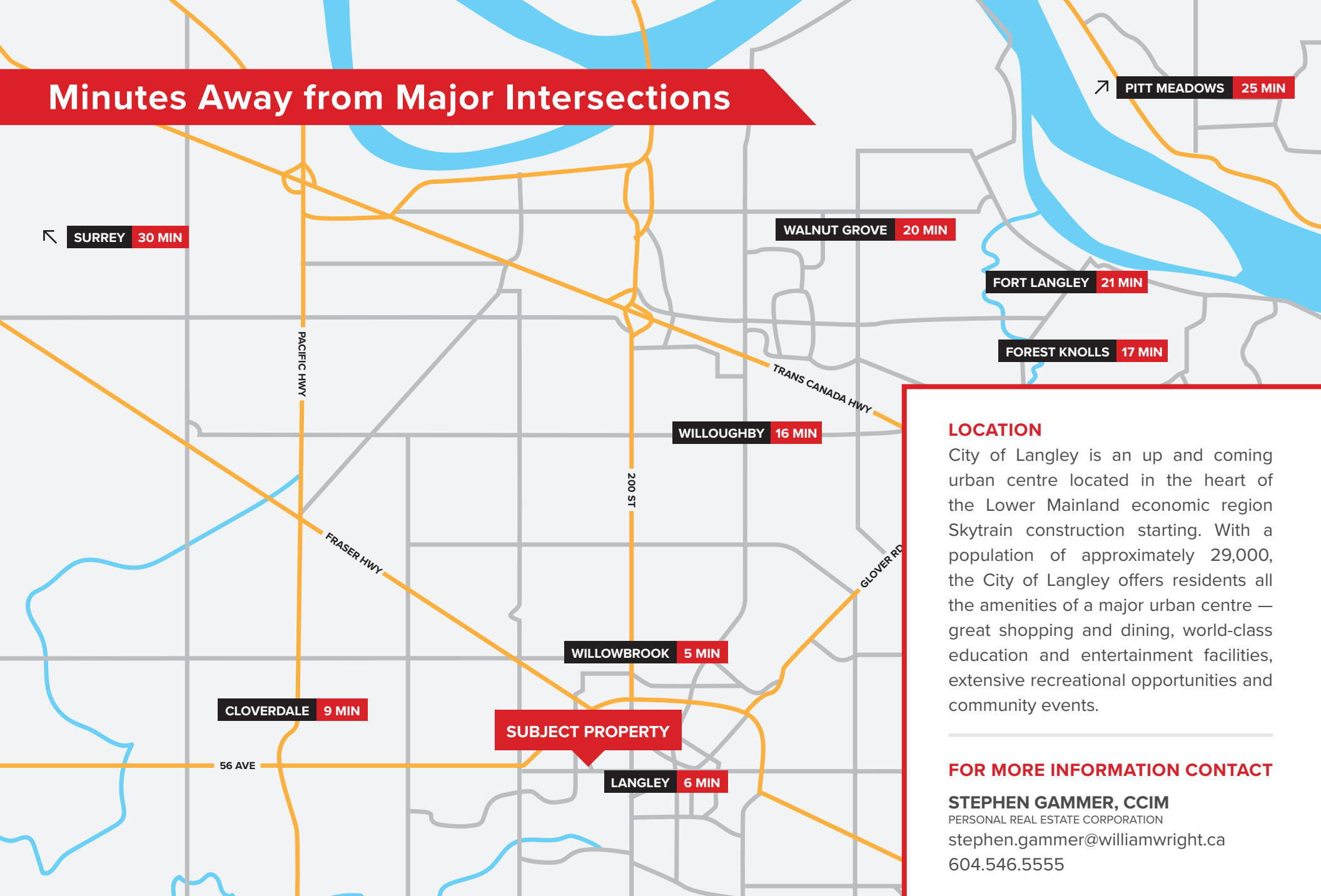
STRATA FEES
\$402.58



PRICE
\$699,000



Minutes Away from Major Intersections



LOCATION

City of Langley is an up and coming urban centre located in the heart of the Lower Mainland economic region. Skytrain construction is 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.

FOR MORE INFORMATION CONTACT

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