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

## FOR SALE





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



**Commercial Real Estate Services** 





#### 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** 

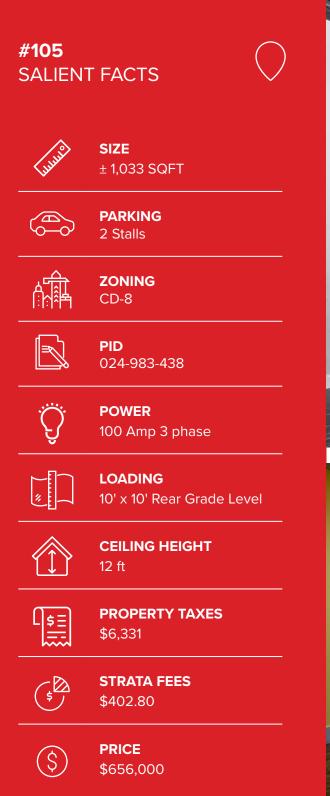
Grade Level 10x10 Door

**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















**CEILING HEIGHT** 12 ft



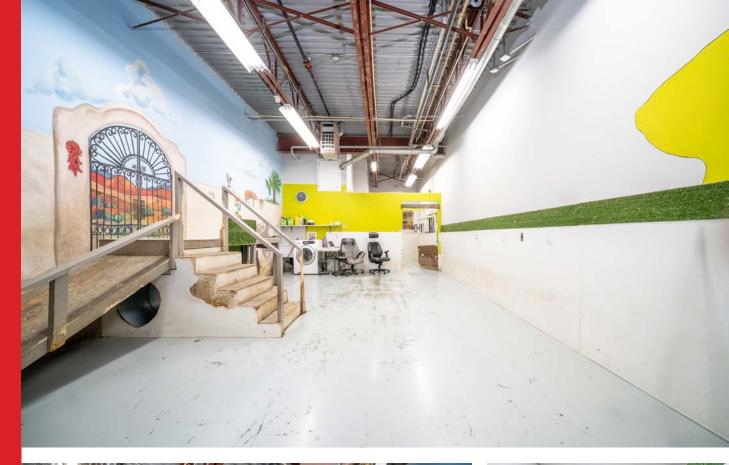
**PROPERTY TAXES** \$5,274



**STRATA FEES** \$402.58



**PRICE** \$699,000



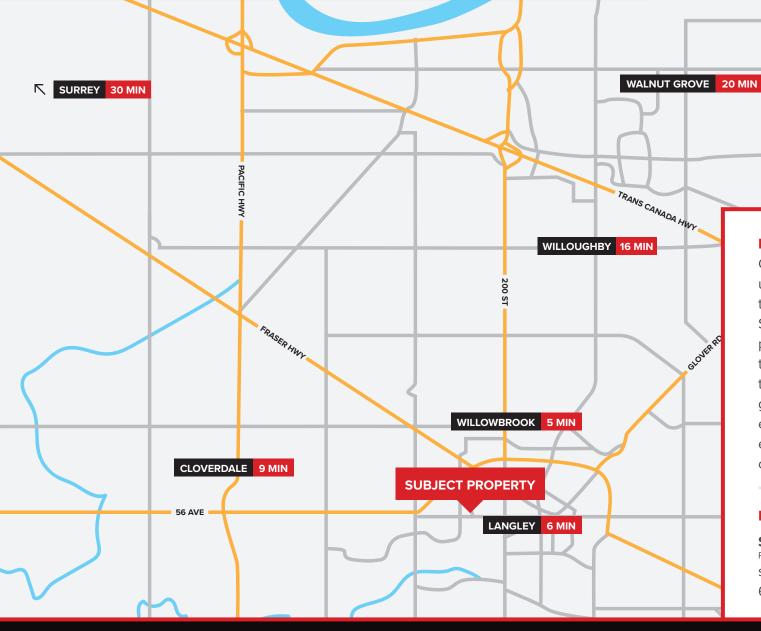






## Minutes Away from Major Intersections

PITT MEADOWS 25 MIN



### LOCATION

FORT LANGLEY 21 MIN

FOREST KNOLLS 17 MIN

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.

#### FOR MORE INFORMATION CONTACT

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

E&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. An encipient and/or intertest party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. #210-8029 199th Street, Langley T 604.546.5555 | F 604.546.5556 williamwright.ca

# $\mathbf{W} | \mathbf{W}$

### williamwright.ca



Vancouver Office 1340-605 Robson Street Vancouver, BC 604.428.5255 New Westminster Office 350-522 7th Street New Westminster, BC 604.545.0636 **Fraser Valley Office** 210-8029 199th Street Langley, BC 604.546.5555 Victoria Office 843 Johnson Street Victoria, BC 250.590.5797 **Central Island Office** 100B-154 Memorial Avenue Parksville, BC 250.586.1226 Kelowna Office 205-478 Bernard Avenue Kelowna, BC 236.420.3558 Kamloops Office 406-121 5th Avenue Kamloops, BC 236.425.1617