

20109 FRASER HIGHWAY, LANGLEY
AUTOMOTIVE-ORIENTED SPACE

**FOR
SUBLEASE**



WILLIAM | WRIGHT

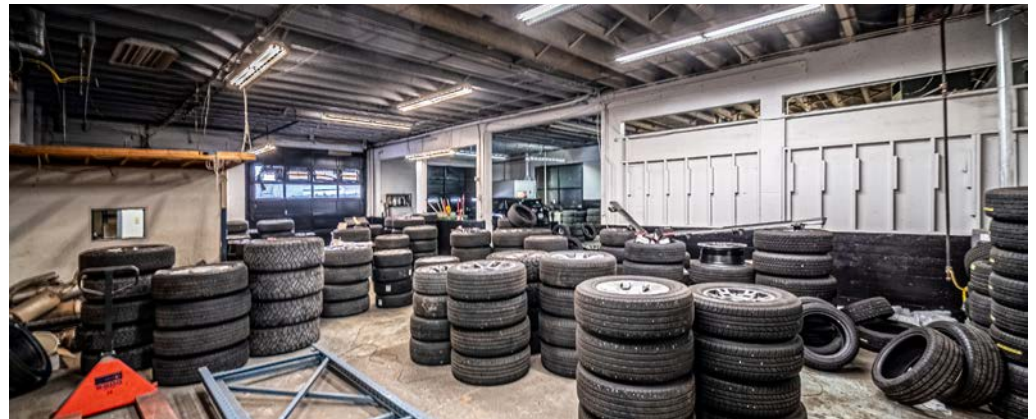
Commercial Real Estate Services

MAGNUS HEANEY

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20109 Fraser Highway, Langley



High Traffic



High Visibility



Gated Lot with 52 Parking Stalls



Co-Tenancy Opportunity

OVERVIEW

William Wright happily presents the unique opportunity to sublease an automotive-oriented space in a high traffic area of Langley City. This offering boasts approximately 52 well-maintained parking stalls, ideally suited for an automotive dealership's needs. This gated lot is accessible from the north and south side of the property for ease and versatility of access. The available building area includes two grade-level loading bays, providing versatility for a potential vehicle service bay or showroom. Additionally, the space includes a dedicated washroom and office space. This space is thoughtfully tailored for automotive-related ventures seeking a strategic location.

Salient Facts

LOT SIZE

+/- 25,022 SQFT

BUILDING SIZE

+/- 3,070 SQFT

PARKING

+/- 52 Stalls

ZONING

C2

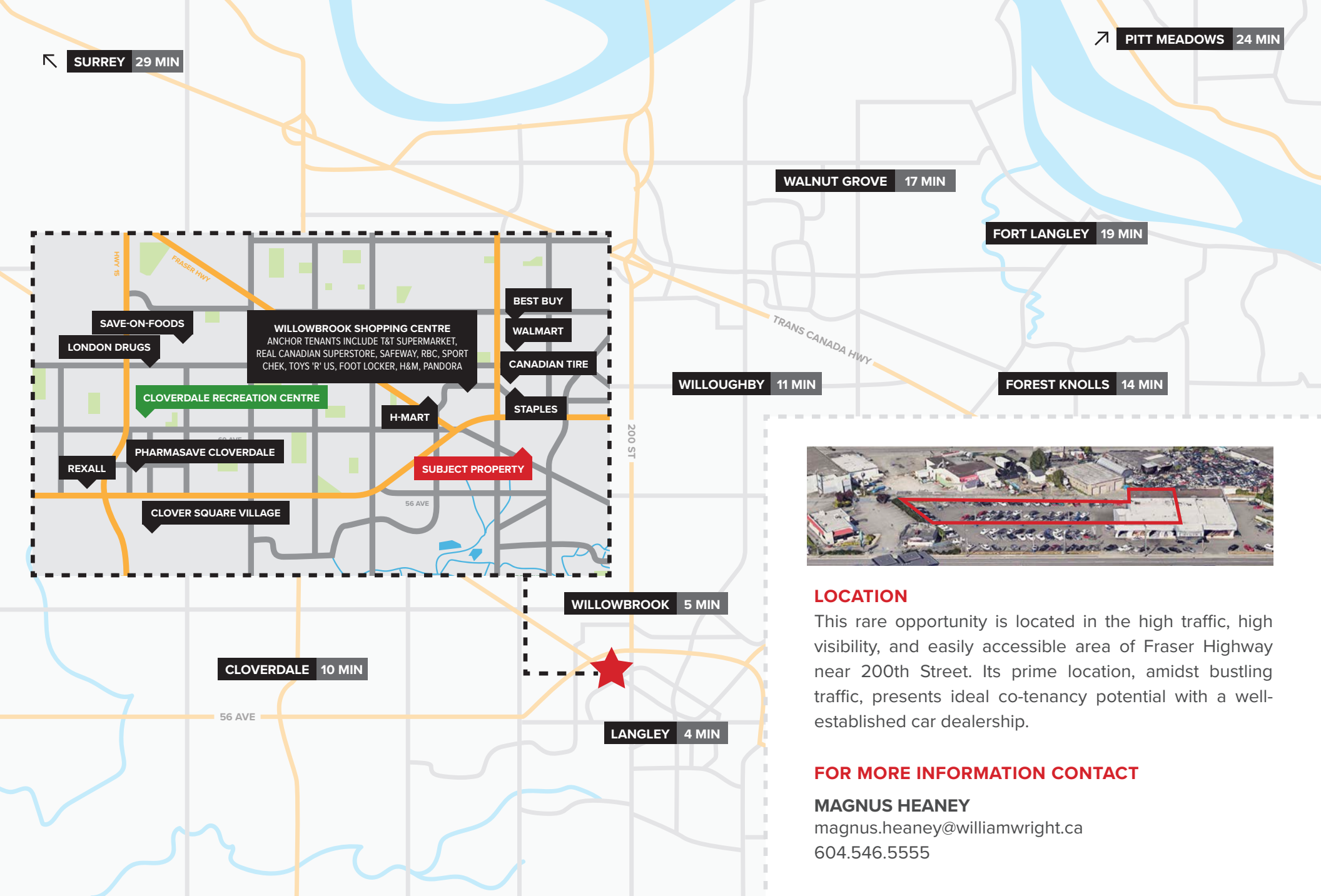
MONTHLY RENT

\$19,377.41 + GST

INCLUDES

Gated lot and two grade-level loading bays with the potential space for a vehicle service bay or showroom





LOCATION

This rare opportunity is located in the high traffic, high visibility, and easily accessible area of Fraser Highway near 200th Street. Its prime location, amidst bustling traffic, presents ideal co-tenancy potential with a well-established car dealership.

FOR MORE INFORMATION CONTACT

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