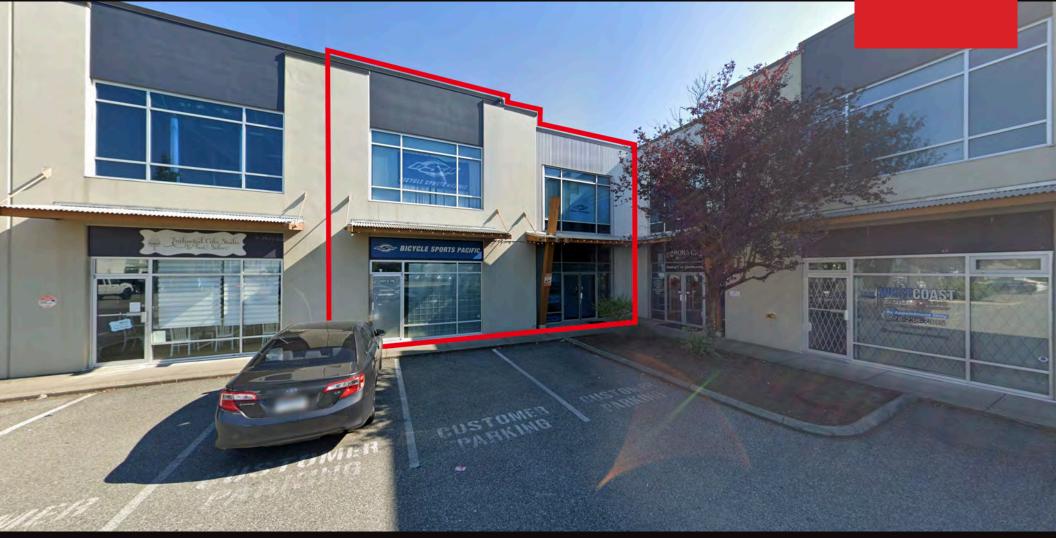
# **#108-109 - 19289 LANGLEY BYPASS, SURREY** 6,045 SQUARE FOOT COMMERCIAL

## FOR SALE



### WILLIAM | WRIGHT

CHRIS VAN VLIET PERSONAL REAL ESTATE CORPORATION chris@williamwright.ca 604.546.5555









#### **Two Strata Units for Sale**

William Wright Commercial is pleased to offer for sale two strata units containing a total gross of 6,045 square feet, including 2,504 square feet of retail showroom space, 1,046 square feet of warehouse space with an overhead door, and 2,495 square feet of mezzanine space with offices and an open area. This high exposure location on Langley Bypass is fully improved with an HVAC system, washrooms, and sprinklers.





#### Size Breakdown



2,504 square foot retail showroom



1,046 square foot warehouse with overhead door



2,495 square foot mezzanine with offices and open area

#### **Salient Facts**

Total Size	± 6,045 SF
Zoning	СНІ
Property Taxes	\$21,905.56
Strata Fees	+/- \$900
PID	025-427-270 025-427-288
Legal Description	STRATA LOT 9 & 10, PLAN LMS4706, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Price	\$3,627,000

#### FOR MORE INFORMATION CONTACT

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