

FOR SALE

STRATA UNITS IN PREMIUM LANGLEY LOCATION

UNITS 701 & 702 - 20381 62ND AVENUE, LANGLEY, BC

2 CONTIGUOUS UNITS

2 FULL FLOORS

PRICE REDUCTION



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OPPORTUNITY

Units 701 and 702 at 20381 62nd Avenue represent an exceptional opportunity for an owner/user to purchase a premiere Langley location close to Willowbrook Mall and Costco, with excellent access to the Langley Bypass, 200th Street and Highway 1. The two contiguous units offer a total of 6,222 square feet divided evenly between the ground and second floors. Flexible M-2 zoning allows for a wide variety of uses such as showrooms, recreation, animal clinic, vehicle repair and servicing, light manufacturing to food service. This well-maintained complex has excellent visibility from 204th Street and offers ample parking for customers and employees.



OFFERING HIGHLIGHTS



Possession
Immediately



Signage
Multiple Signage Locations



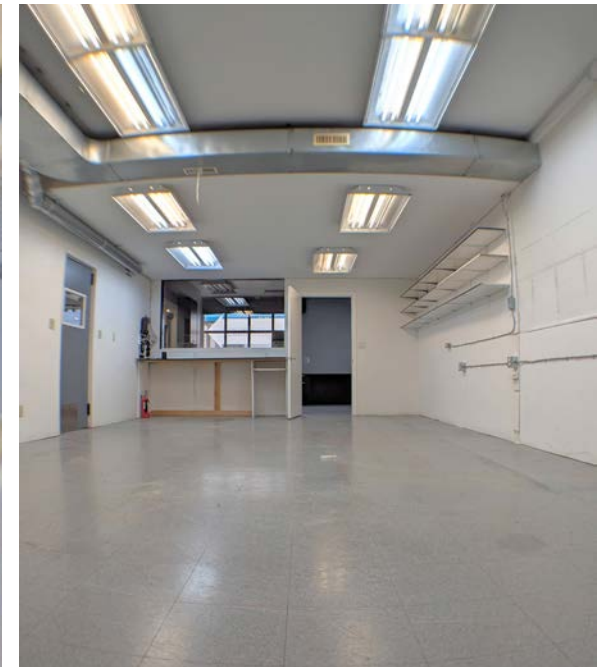
Zoning
M-2 zoning allows for a variety of light industrial and commercial uses



High Exposure
8,868 Vehicles Per Day



New Asking Price
~~\$3,638,000~~ **\$3,269,000**





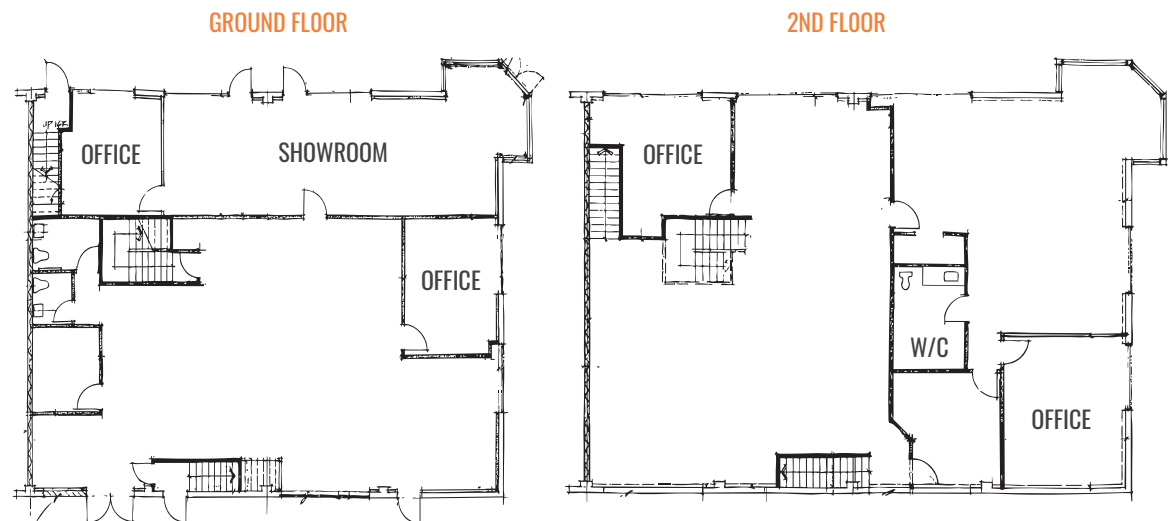
LOCATION OVERVIEW

The subject property is centrally located in Langley's main industrial and commercial corridor. It benefits from exposure to traffic from Willowbrook Mall and Costco, and offers easy access to all main local arteries. According to Stats Can, Langley is among the fastest growing communities in the Lower Mainland, nearly doubling the Provincial average. Langley offers the population base, infrastructure, access to skilled workforce and economic growth that is critical to any flourishing business.

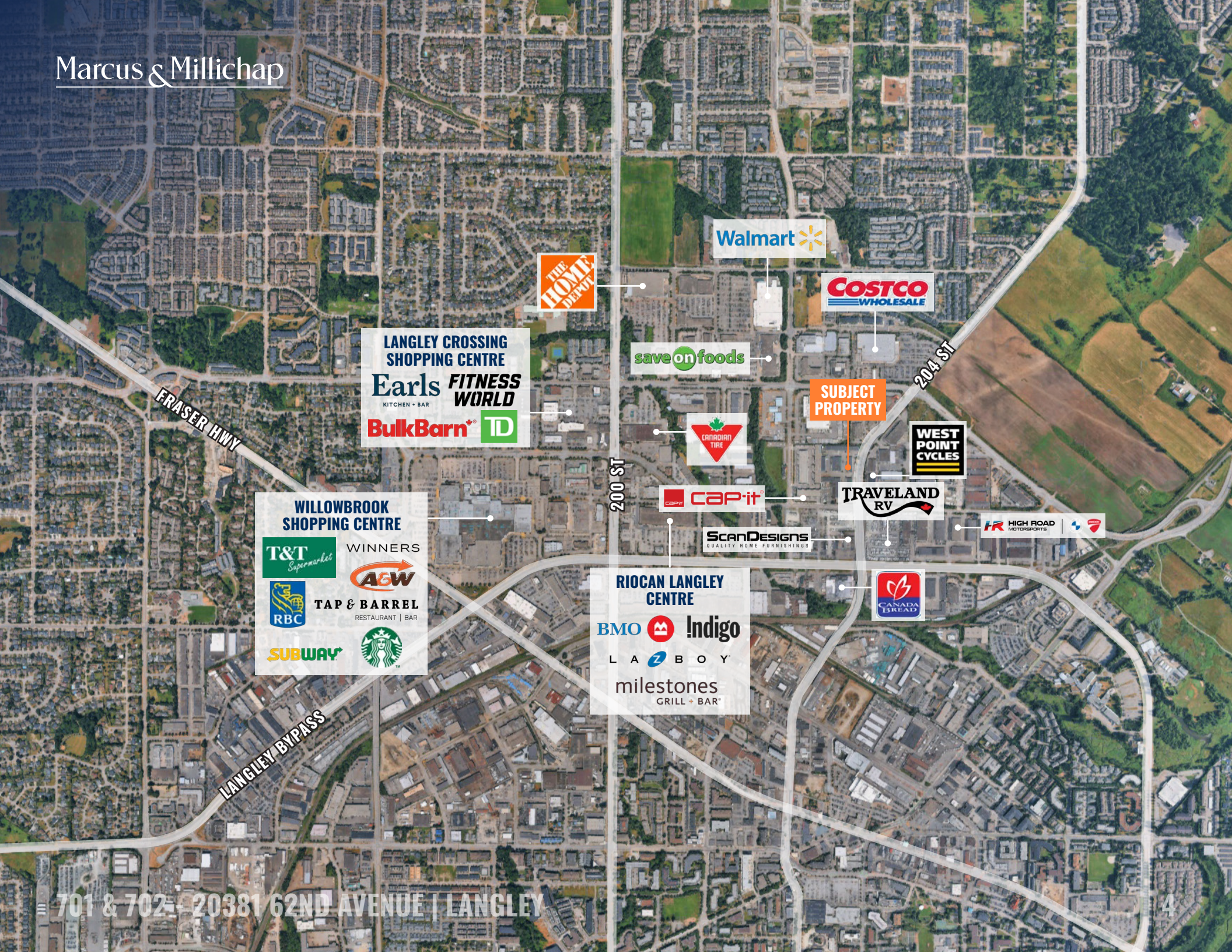
BUILDING DETAILS

Address	20381 62nd Avenue, Langley BC		
Unit Size	Unit	701	702
	Ground Floor	1,600 SF	1,511 SF
	2nd Floor	1,600 SF	1,511 SF
	Total	3,200 SF	3,022 SF
	Units 701 & 702 Total	6,222 SF	
Year Built	1990		
Clear Height	8'9" on each floor		
Loading	Potential for 2 grade doors (12' W x 14' T)		
Parking	Ample on site parking		
Electrical Service	225A / 240V (single phase)		

FLOOR PLAN



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LANGLEY CROSSING SHOPPING CENTRE
Earls **FITNESS WORLD**
KITCHEN • BAR
BulkBarn* **TD**



WILLOWBROOK SHOPPING CENTRE
T&T Supermarket **WINNERS**
AGW
RBC **TAP & BARREL**
RESTAURANT | BAR
SUBWAY **Starbucks**



RIOCAN LANGLEY CENTRE
BMO **Indigo**
LA Z BOY
milestones
GRILL • BAR



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