

**ACTIVE**  
**C8057841**

**C 20445 62 AVENUE**  
**Langley City**  
**Langley**  
**V3A 5E6**

**For Sale**  
**Industrial**

For Sale Price: **\$7,650,000**

Additional Property Types:  
**Industrial, Land Commercial**

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **M-2** Gross Prop **\$43,650.76** Tax Yr: **2023** Sale **Asset**  
P.I.D.#: **024-581-992** Building/Complex Name:

**High traffic, high profile location just east of 200th Street and Willowbrook Mall area. Well built, great long term cash flowing investment building. Tilt up construction, fully leased with initial rates at approx. \$21.50/sq.ft. triple net, with escalation clauses over the lease term. The site has some surplus land to the north side as a bonus which could allow another building for additional upside on this investment. Neighbouring Building (see MLS# C8057840) also for sale.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **12,384** Space Avail for Lse:  
Subj. Space Width **144** Whse/Indust.Sq.Ft:  
Subj. Space Depth: **86** Office Area Sq. Ft:  
Land Size Sq. Ft. **45,302.00** Retail Area Sq. Ft:  
Land Size Acres: **1.04** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: Min. Divisible Space:  
Subj Prop Depth ft.: Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month: **\$0.00**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **Tenant**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **1** # of Grade Doors: **8**  
# of Elevators: # of Loading Doors:  
# Parking Spaces: Clear Ceiling Ht (ft): **19.00**  
Year Built: **1999** Class of Space:  
Building Type: **Freestanding, Mixed Use, Warehouse**

Construction Type: **Concrete, Metal, Mixed**

Potential to Redevelop? **Yes** Comments:  
**THERE IS SURPLUS LAND FOR POSSIBLE ADDITIONAL**  
Environ. Assess.Done? **Yes** Comments:  
**Available upon request**

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

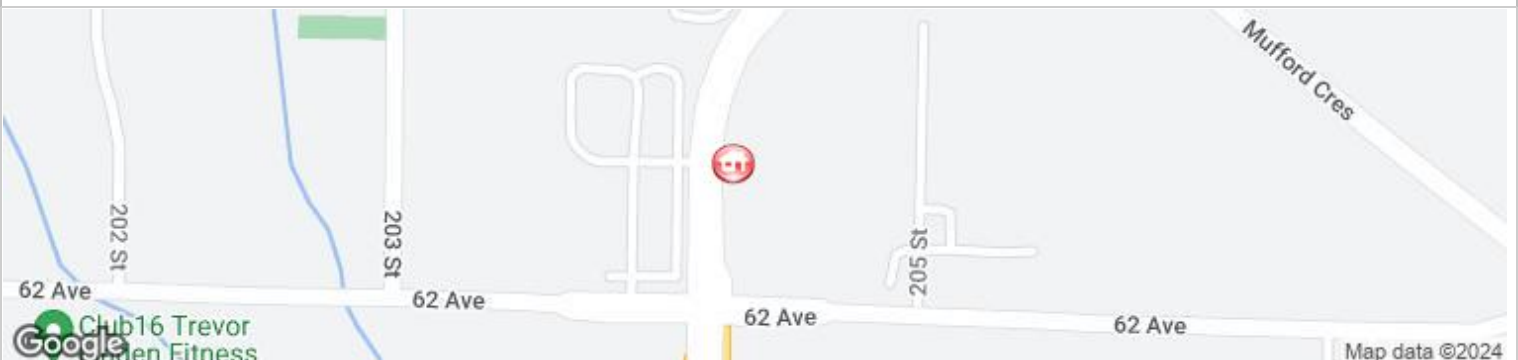
Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

- 1 RE/MAX Treeland Realty
- 2. RE/MAX Treeland Realty
- 3

**PRESENTED BY:**

**Joel Schacter - PREC - CONTC: 604-290-2939**  
**RE/MAX Treeland Realty**  
**joel@elevationrealestate.ca**  
**www.elevationrealestate.ca**



The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates Personal Real Estate Corporation.