

ACTIVE
C8057840

B 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 **\$42,357.75** Tax Yr: **2023** Sale **Asset**
P.I.D.#: **024-582-000** 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# C8057841) 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. **31,654.00** Retail Area Sq. Ft:
Land Size Acres: **0.73** 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? **No** Comments:
SURPLUS LAND AT NORTH SIDE ROOM FOR 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:

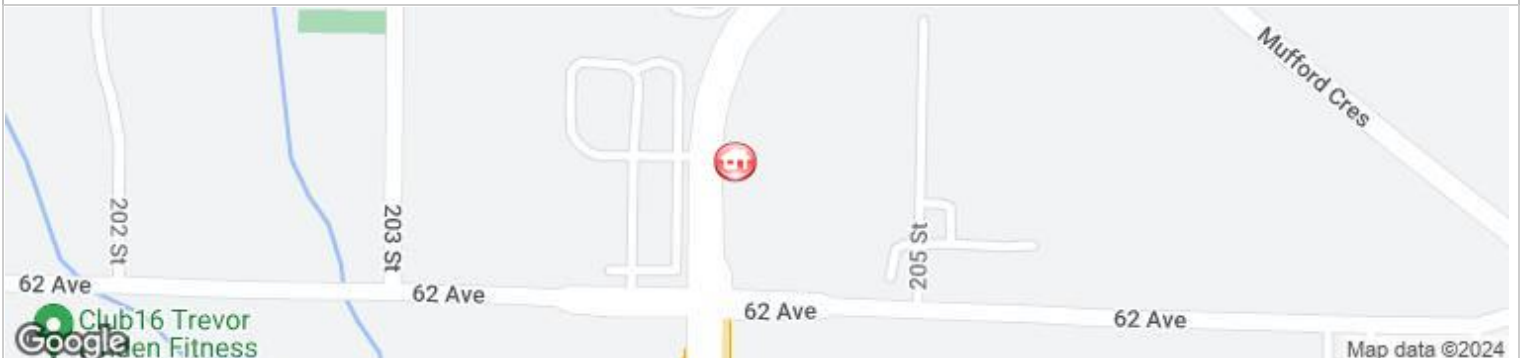
Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LISTING FIRM(S):

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

PRESENTED BY:

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