

FOR LEASE

B135-20487 65 AVENUE

TOWNSHIP COMMONS



Brand new Commercial Retail unit in a high traffic location right behind the Langley Costco and across from the Municipal Hall. Large complex of combined residential townhomes (91 units), condominiums (120 units) and ground floor commercial for built in clientele. Available immediately and zoned CD-10 allowing all commercial uses such as retail sale of goods and service, servicing and repair of goods, offices, medical clinics, personal service use, veterinary clinics, restaurants, financial institutions, educations, recreation, entertainment and instruction uses.

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RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

HIGHLIGHTS

Lease Space

827 sq.ft.

Base Rent

\$31/sq.ft./yr + rent

Year Built

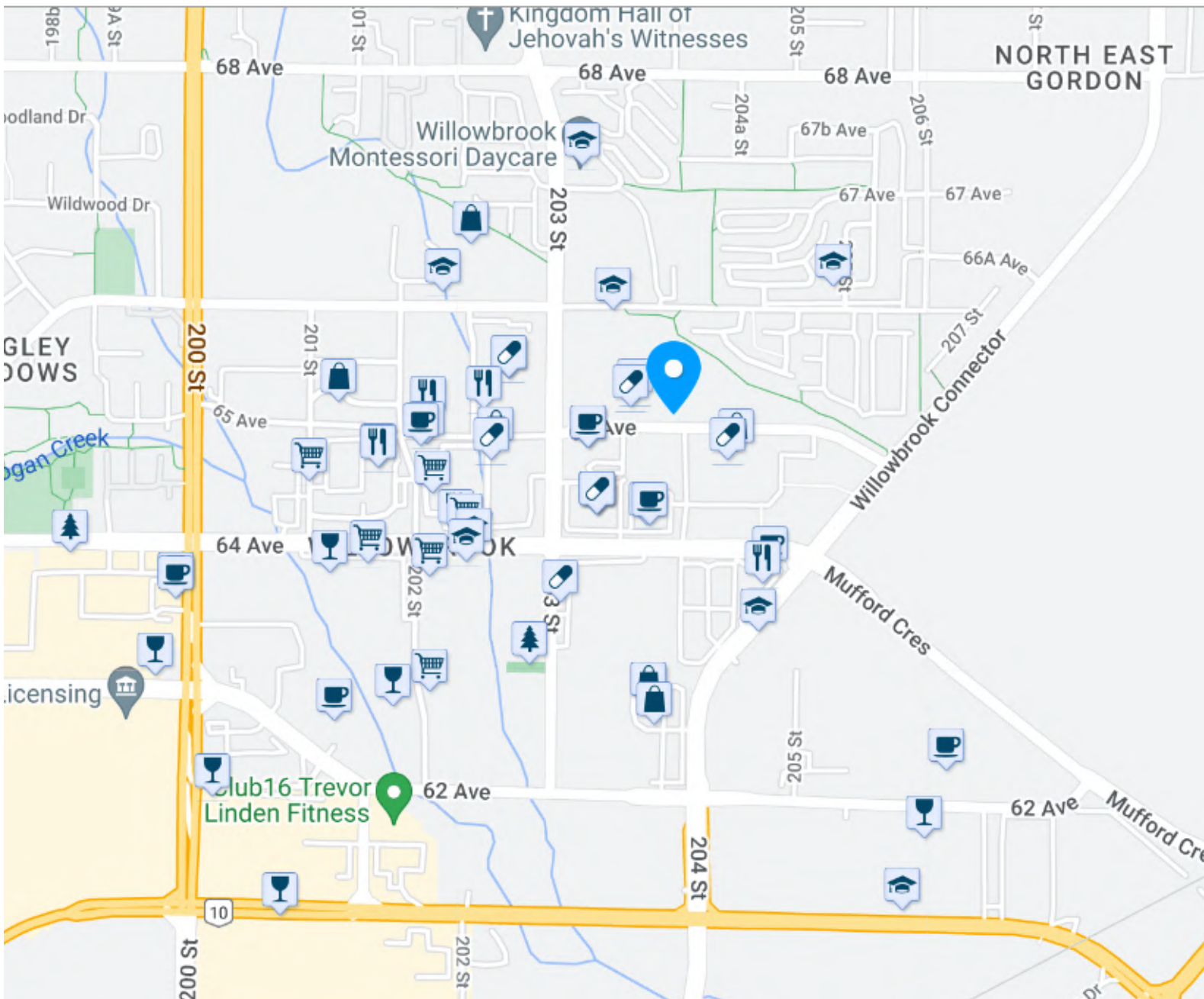
2022

Zoning

CD-10

FEATURES

- Street-level storefront for maximum exposure.
- Close proximity to transit.
- Allows all commercial uses such as retail, services, restaurants, and more!



C8047196

Additional Property Types:
Office, Retail

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Willoughby Heights

Langley

V2Y 3K5

Listing Map: 

For Lease



Zoning: **CD-10**

Gross Prop Tax:

Tax Yr:

Sale Type: **LEASE**

P.I.D.#: **300-002-695** Building/Complex Name: **Township Commons**

MEASUREMENTS:

Space Avail. for Lse:	827	W/hse/Indust. Sq Ft:
Subj. Space Width	19	Office Area Sq Ft:
Subj. Space Depth:	60	Retail Area Sq Ft:
Land Size Sq.Ft:		Mezzanine Sq Ft:
Land Size Acres:	0.00	Other Area Sq Ft:
Acres of Freehold		Main Resid. Sq Ft:
Acres Leasehold		Min. Divisible Space: 827
Subj Prop Width ft.:		Max. Contig. Space:
Subj Prop Depth ft.:		Class of Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months: **60**
Is a Sub-lease?: **No**
Strata Fees/Month: **\$313.89**
Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
Occupancy: **New; Never Occupied**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	\$31.00
Est. Additional Rent / SF:	\$10.00
Basic Rent per Month:	\$2,756.42
Est. Add. Rent per Month:	\$889.17
Basic Rent per Annum:	\$33,077.00
Gross Rent per Annum/SF:	
Gross Rent per Month:	
Gross Rent per Annum:	

GENERAL BUILDING AND PROPERTY DETAILS:

Year Built: 2022	Construction: Concrete, Wood Frame, Mixed	Power Type:
# of Buildings:	Roof:	
# of Storeys:	HVAC: Separate HVAC Units	
# of Elevators:	Building Type: Condo Strata Complex, Mixed Use, Street-Level Storefront	
# Parking Spaces: 3	Amenities: HVAC System, Secured Parking, Storefront	
# of Docks:		
# of Grade Doors:	Site Services: Cable, Curb; Gutter, Electricity, Fully Serviced, Garbage Collection, Natural Gas, Paved Streets, Telephone, Sanitary Sewer, Street Lighting, Sidewalk	
# of Loading Doors:		
Class of Space:		

Restrictions:

Environmental Assess: **Not Applicable** Comments:

Potential to Redevelop? **No** Comments:

LEGAL: STRATA LOT 227, DL 311, GROUP 2, NWD STRATA PLAN #EPS4097

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