

# 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 103 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.

604-533-3491  
elevationrealestate.ca

**elevation**   
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

1,067 sq.ft.

## Base Rent

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

## Year Built

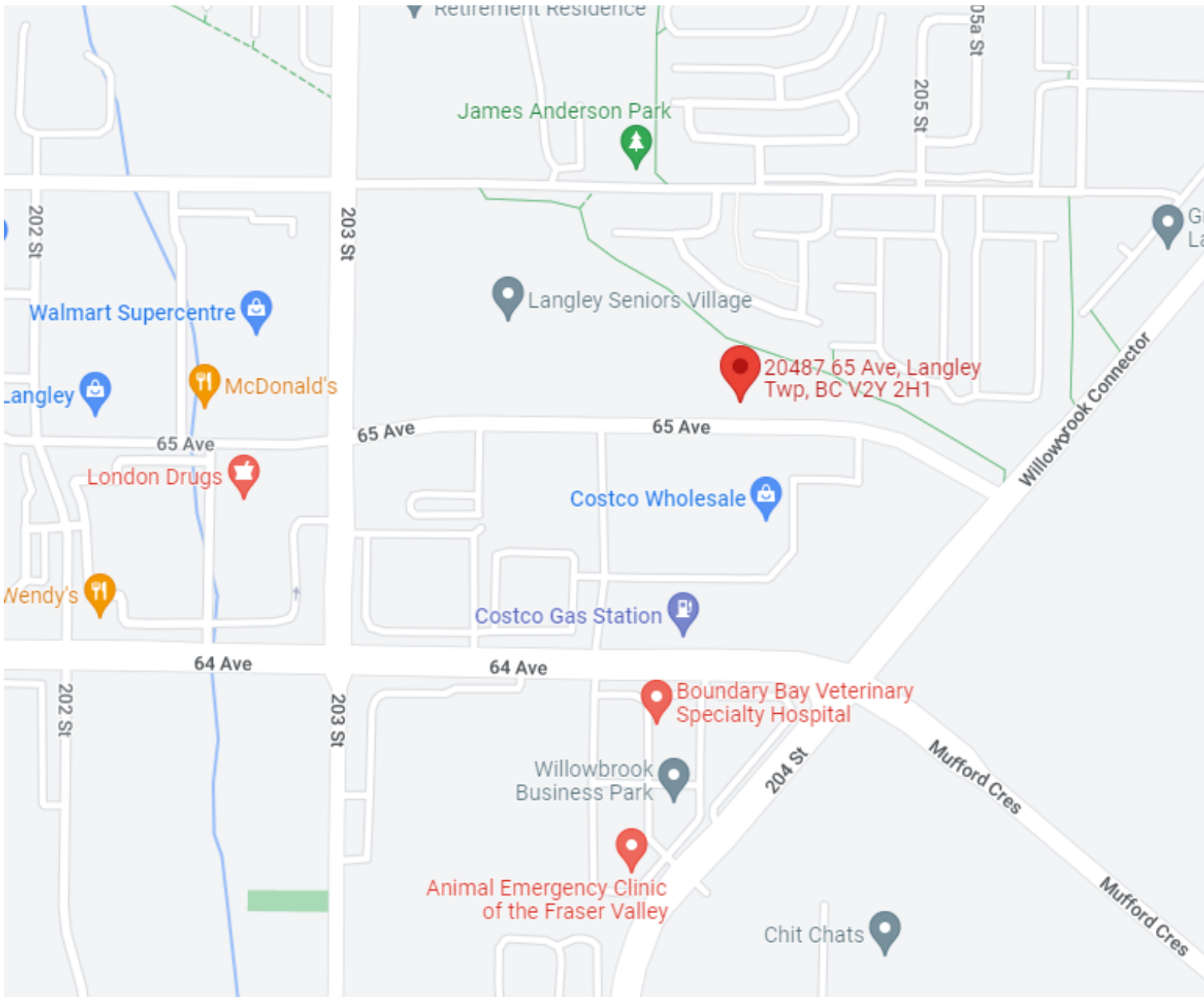
2022

## Zoning

CD-103

# FEATURES

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



**ACTIVE**  
**C8043169**

**B135 20487 65 AVENUE**  
**Willoughby Heights**  
**Langley**  
**V2Y 3K5**

**For Lease**  
**Office**  
**\$0**

Additional Property Types:  
**Office, Retail**

Listing Map: 

For Sale Price:  
Leased/Sold Date:  
Leased/Sold Price: /



Zoning: **CD 103** Gross Prop Tax: Tax Yr: Sale Type: **Lease**  
P.I.D.#: **300-000-331** Building/Complex Name: **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 103 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. Easy to view so just have your agent contact to arrange to viewing appointment.

#### MEASUREMENTS:

Subj. Space Sq.Ft:	<b>1,067</b>	Space Avail for Lse:	<b>1,067</b>
Subj. Space Width	<b>18</b>	Whse/Indust.Sq.Ft:	
Subj. Space Depth:	<b>60</b>	Office Area Sq. Ft:	
Land Size Sq. Ft.	<b>0.00</b>	Retail Area Sq. Ft:	
Land Size Acres:	<b>0.00</b>	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:		Min. Divisible Space:	<b>1,067</b>
Subj Prop Depth ft.:		Max. Contig. Space:	

#### BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks	
# of Storeys:	# of Grade Doors:	
# of Elevators:	# of Loading Doors:	
# Parking Spaces:	Clear Ceiling Ht (ft):	
Year Built:	<b>2022</b>	Class of Space:
Building Type:	<b>Condo Strata Complex, Mixed Use, Street-Level Storefront</b>	

Construction Type: **Concrete, Wood Frame, Mixed**

Potential to Redevelop? **No** Comments:

Environ. Assess.Done? **Not Applicable** Comments:

#### 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**

#### 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

#### NET / GROSS RENT DETAILS:

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

Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

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

Major Business Type:  
  
Minor Business Type:  
  
Business Name (d.b.a.):

Bus. Oper. Since (yr):  
Confidentiality Req'd:

Major Use Description:

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