

FULLY LEASED INVESTMENT OPPORTUNITY

FOR SALE

20702-20750

62ND AVENUE | LANGLEY, BC



TWO BUILDINGS TOTTALLING **29,432 SF ON 1.32 ACRES**



BELOW MARKET RENTS



TWO TENANT CAREFREE FACILITY

FOR MORE INFORMATION, PLEASE CONTACT

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CBRE

LEGAL DESCRIPTION

Lot 105, District Lot 308, Group 2, New Westminster District Plan 47485

PID 006-199-429

BUILDING SIZE

20702 62nd Avenue 9,912 sq. ft. (LEASED)
 20750 62nd Avenue 19,520 sq. ft. (LEASED)

TOTAL BUILDING 29,432 sq. ft.

SITE SIZE 1.32 acres

ZONING **C2 Service Commercial**

PROPERTY TAXES \$79,044.24 (2018)

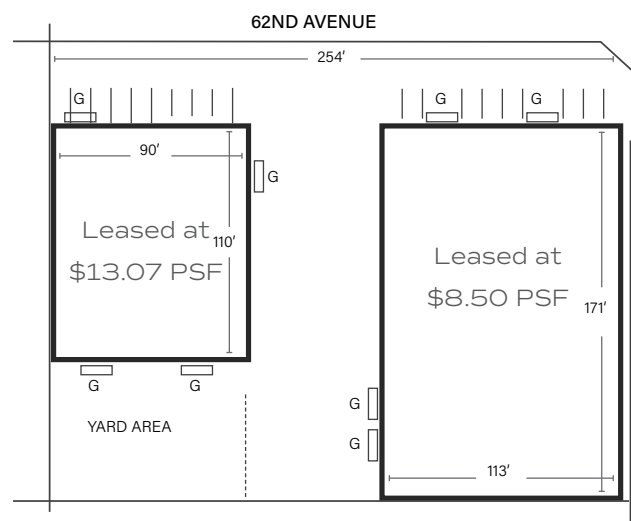
CURRENT NET INCOME \$295,470.00 per annum (with increases)

* Please contact agent for rent roll

SALE PRICE \$7,595,000

BUILDING FEATURES

- 9 grade level loading doors
- 20' ft. clear ceiling height
- Reinforced concrete slab; concrete block with metal cladding construction
- Exposure and frontage onto Mufford Crescent adjacent to Mufford Overpass
- Generous on-site vehicle parking
- Asphalt paved yard for general vehicle circulation, parking and yard storage



FULLY LEASED INVESTMENT OPPORTUNITY

The property is centrally located in the City of Langley east of 200th Street on 62nd Avenue adjacent to the Mufford Crescent Overpass in close proximity to the Mercedes, BMW and Porsche auto dealerships. The location provides easy and convenient access to all major thoroughfares, including Highway 1, Highway 15 (Pacific Highway), Highway 10, and the Fraser Highway.



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