



## OFFICE FOR SALE

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# 20033 - 64<sup>th</sup> Ave, Langley

### PROPERTY HIGHLIGHTS

- GREAT VISIBILITY ALONG 64TH AVENUE AND CLOSE TO 200TH STREET
- HIGH QUALITY IMPROVEMENTS, FORMER LAW OFFICE SPACE
- CONSTRUCTED WITH STRUCTURAL STEEL FRAME AND CONCRETE BEHIND A COLORED GLASS FAÇADE
- EXCELLENT AREA AMENITIES INCLUDING RESTAURANTS, BANKING, SHOPPING AND PUBLIC TRANSIT
- WALK SCORE 88/100 (EXCELLENT ACCESS TO AMENITIES AND TRANSIT)

For more information contact 604-510-5555 or visit [FVCRE.COM](https://www.fvcre.com)

## 20033 - 64th Ave

### Langley

ELITE OPPORTUNITY TO OWN YOUR OWN FLOOR IN AN EXCELLENT QUALITY OFFICE BUILDING IN THE HEART OF THE TOWNSHIP OF LANGLEY.

#### LOCATION

Excellent opportunity to own your own floor(s) in a good quality office building. Located along a major commercial corridor in the heart of Langley with great visibility along 64th Avenue and 200th Street.

The building is constructed of structural steel frame, concrete and glass façade and is serviced by an elevator. Ample parking with 14 secured underground parking spaces and 39 surface stalls.



#### AVAILABILITY

##### 20033

Unit: 3rd Floor  
 Asking Price: \$3,275,000.00  
 Area: 4,811 ft<sup>2</sup>

Unit: 4th Floor  
 Asking Price: \$3,275,000.00  
 Area: 4,826 ft<sup>2</sup>  
 Building signage opportunities



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## 20033 - 64th Ave. Langley

### PURCHASE VS. LEASE COMPARISON

	Lease (Conventional)	Own - Strata (Conventional) with 25% down	Own - Strata (Conventional) with 10% down
Unit	4th Floor	4th Floor	4th Floor
Rentable Square Footage	4,826	4,826	4,826
Lease term	5 years	N/A	N/A
Purchase Price	N/A	\$3,275,000	\$3,275,000
Estimated cost for improvements	\$0	\$0	\$0
Tenant Improvement Allowance*	\$0	N/A	N/A
Estimated closing costs	N/A	\$85,000	\$85,000
Gross estimated cost	\$0	\$3,360,000	\$3,360,000
Less financing	N/A	\$2,456,250	\$2,947,500
Net equity required	\$0	\$903,750	\$412,500
Interest rate (5 year term)	N/A	2.70% (fixed)	2.70% (fixed)
Annualized Basic Rent or Mortgage Payments (averaged over 5 years)	\$120,650.00	\$136,332.60	\$161,990.00
Year 1 Estimated Additional Rent	\$48,260.00	\$48,260.00	\$48,260.00
Five year - Gross Rent or Mortgage Cost (including GST if applicable)	\$844,550.00	\$922,963.00	\$1,051,250.00
<b>Less 5 year mortgage reduction</b>	<b>N/A</b>	<b>\$369,019.00</b>	<b>\$442,823.00</b>
5 year Gross Cost (adjusted for mortgage reduction)	\$844,550.00	\$553,944.00	\$608,427.00

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