

FOR SALE

2,480 sf Unique Strata Warehouse
Cambor Business Centre



Unit #19 19257 Enterprise Way, Surrey, BC

SURREY/DOWNTOWN LANGLEY

LOCATION

The property is located on Enterprise Way just one block east of 192nd Street. Enterprise Way lies on the fringe of Langley City, and is in close proximity to an array of amenities. The property offers easy access to 192nd Street, the Langley ByPass, Highway #10, and Fraser Highway.

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 **CUSHMAN & WAKEFIELD**
Global Real Estate SolutionsSM

FOR SALE

2,480 sf Unique Strata Warehouse Cambor Business Centre

CIVIC ADDRESS

#19 - 19257 Enterprise Way, Surrey, BC

LEGAL ADDRESS

Lot 19, Section 10, TWP 8, NWD, LMS 160 (PID: 018-139-299)

ZONING

IL (Light Impact Industrial)

Allowing for a wide variety of service, assembly, manufacturing, and distribution uses. Consult exclusive listing agent for a copy of the zoning bylaws.

BUILDING SIZE

2,058 sf total area plus 422 sf of storage mezzanine for a total of 2,480 sf

PROPERTY FEATURES

The subject property is located with Phase II of a three phase, 30-unit strata industrial development. The buildings have been constructed using a structural steel frame with concrete block walls and metal panel finishes.

The subject unit is situated at the north westernmost portion of the site and features 11 strata units of relatively similar shape and sizes.

- Constructed in 1993
- Concrete block construction
- Front entry-rear loading
- 125 amp electrical service/3-phase power
- Gas fired radiant tube heating
- Superior fluorescent lighting
- One rear grade loading door (12'x14')
- Two-piece handicapped washroom
- Security alarm system
- Ample parking

PROPERTY TAXES (2010)

\$4,500.52

STRATA FEES

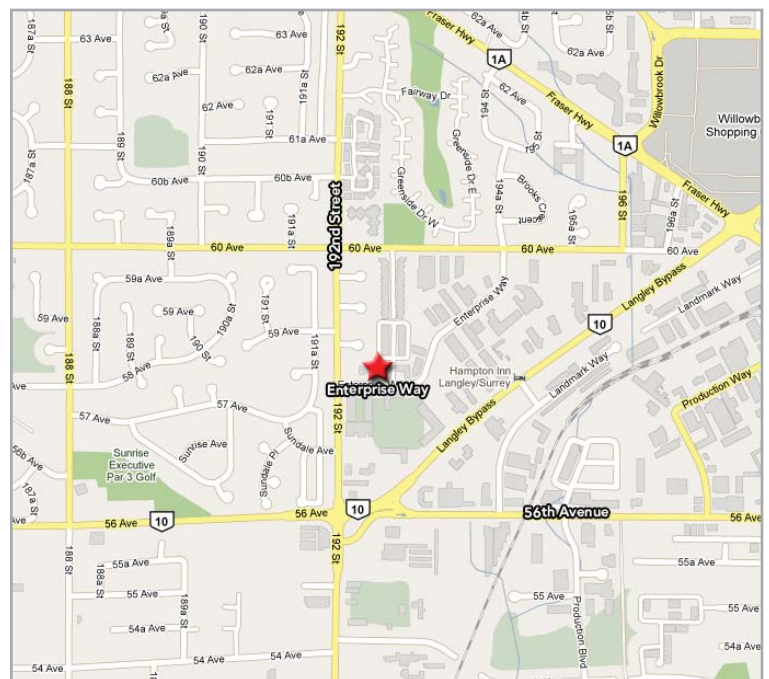
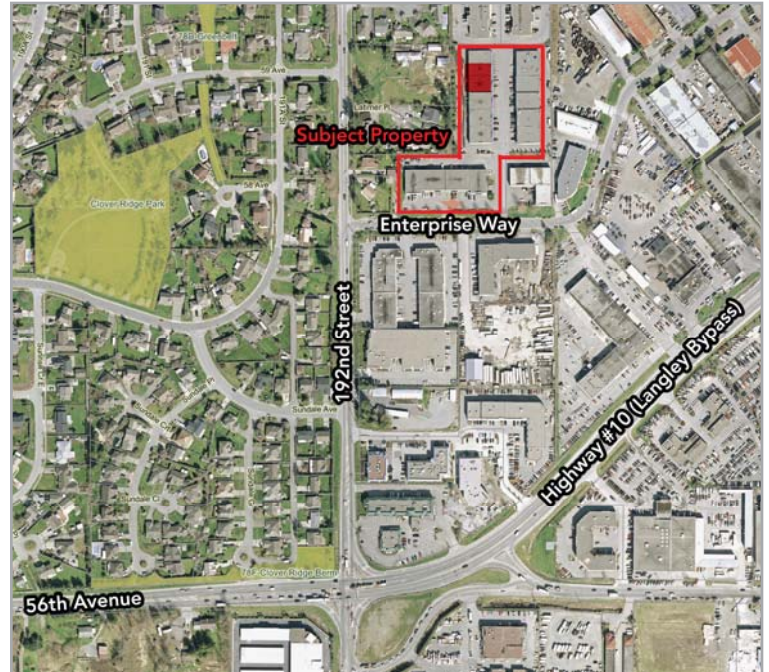
\$151.06/month

SALE PRICE

\$325,000

AVAILABILITY

30 days notice will be required for the existing gym to relocate from the premises.



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