

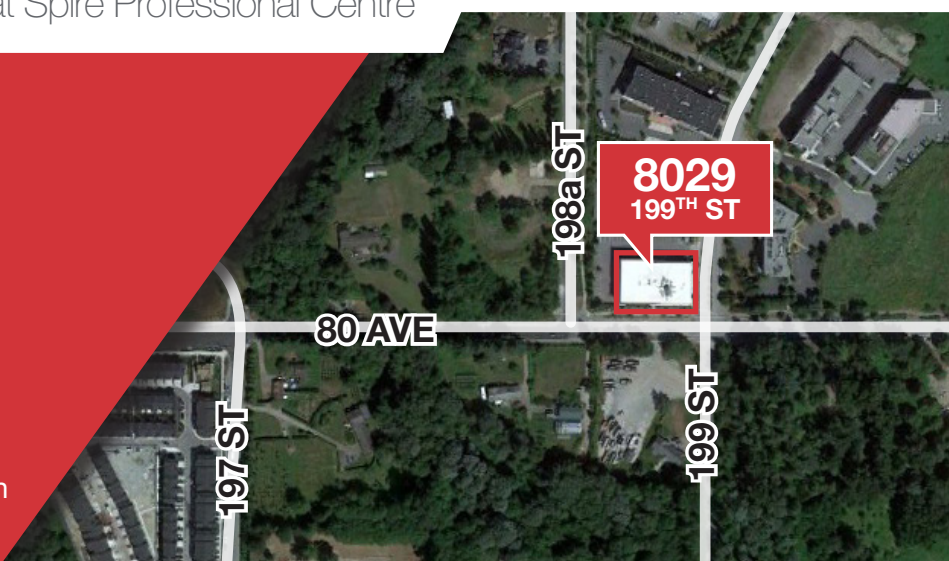


#370 - 8029 199th Street, Langley, BC

Professionally Improved Strata Office at Spire Professional Centre

FOR SALE

- ▶ Professionally improved strata office
- ▶ 4 private offices
- ▶ Dedicated boardroom and reception area
- ▶ Contemporary professional finishes
- ▶ Extensive interior glazing
- ▶ Excellent natural light
- ▶ Efficient and functional office configuration



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8029 199th Street

Langley, BC

Property Details

An excellent opportunity to acquire a turn key professionally improved strata office within **Spire Professional Centre**, a modern three-storey professional office development strategically located just west of the 200 Street corridor in Langley's rapidly growing Willoughby community.

Unit 370 offers an efficient and highly functional professional office layout featuring **four private offices, a boardroom and reception area**. Contemporary improvements, extensive glazing and quality interior finishes provide a polished business environment suitable for a variety of professional users.

Property Highlights

- **Layout:** 4 Private Offices, Boardroom and Reception
- **Parking:** 1 secured underground Parking Stall
- **Washrooms:** Common washrooms located in close proximity to the unit
- **Zoning:** CD-57 Comprehensive Development
- **Year Built:** Approximately 2018

Location

Spire Professional Centre is strategically located near **199 Street and 80 Avenue**, immediately west of the 200 Street corridor across from Langley Events Centre.

The property offers convenient access to **Highway 1** and Carvolth transit exchange, providing connections throughout Langley, Surrey, Abbotsford, Burnaby and the broader Metro Vancouver and Fraser Valley markets.

Salient Details

Gross Leasable Area

933 SF

Year Built

2018

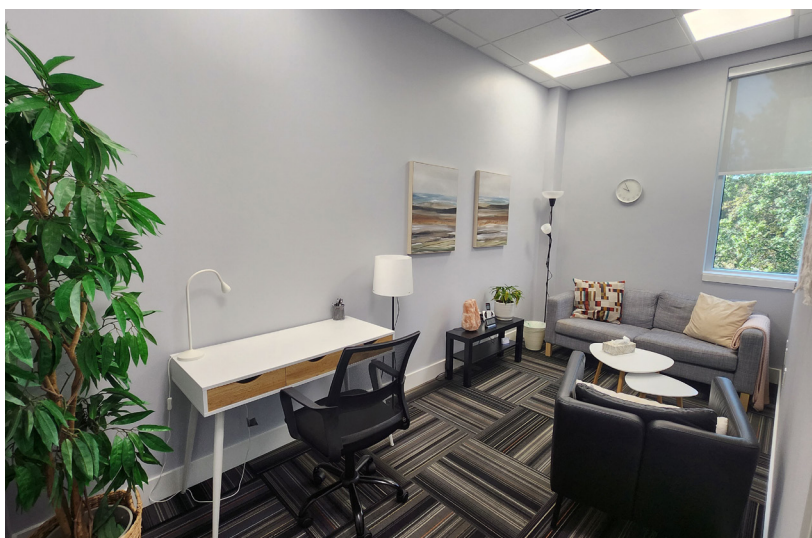
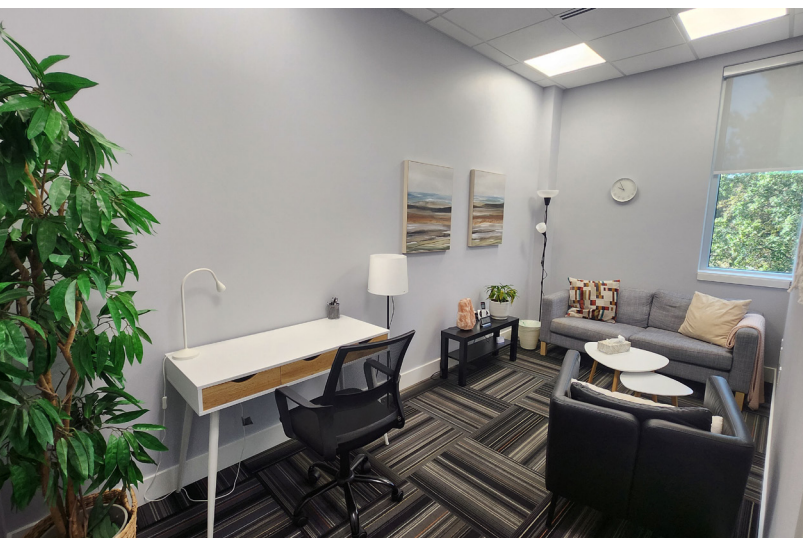
Zoning

CD

Asking Price

\$1,200,000





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