



FOR SALE

Opportunity to purchase in Langley Gateway a light industrial unit in the 200th street corridor



**Contact Me Today to Learn More
or Schedule a Viewing**

**A130 - 19748 86th Avenue
Langley, B.C.**

\$1,812,000

2,598 sq ft
Industrial Strata Unit
C-18 Carvolth Business Park Zone



Greg Andrews
236-591-2738
greg.andrews@exprealty.com
www.exprealty.com

 Lic# RE608109

This is not intended to solicit a currently listed home.
Information is deemed reliable, but not guaranteed.

E.&O.E: This document/communication has been prepared by eXp Realty Canada Inc (eXp) for advertising and general information only. eXp makes no representations or warranties, express or implied, regarding the information including, as to its accuracy or reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. eXp excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document/communication and excludes all liability, direct or indirect for loss and damages arising there from. This document communication is not intended to cause a breach of any existing agency agreement or intended to solicit a property already listed for sale



Greg Andrews
236-591-2738
greg.andrews@exprealty.com
www.exprealty.com
Lic# RE608109



Prime Industrial Strata Unit For Sale in Rapidly Growing Willoughby Area

Seize the opportunity to own a top-tier industrial strata unit in a master-planned development designed for light industrial, office, and retail use. Located in the rapidly developing Willoughby area, this property offers exceptional connectivity with easy access to the 200th Street corridor, Highway 1, and the Port Kells Industrial Park.

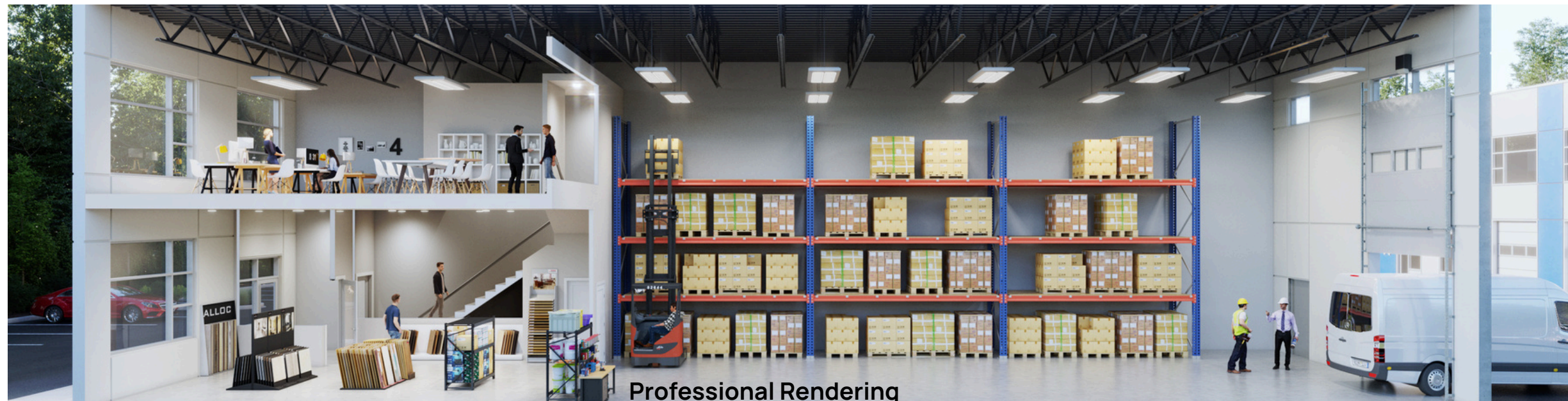
Property Features:

- Concrete Tilt-Up Construction
- 2,598 sq ft shell space
- Ground floor warehouse - 1,736 sq ft
- Mezzanine - 862 sq ft
- 1 x loading door - grade level
- 24' clear ceiling height
- 125-amp, 3 phase power supply
- Parking - 3 designated stalls & ample visitor parking

Strategic Location:

Situated in the heart of Willoughby, this property benefits from:

- Proximity to major transportation routes, ensuring efficient logistics
- Thriving industrial and commercial development nearby
- A highly accessible and growing business hub with strong potential for future appreciation
- Whether you're expanding your operations or investing in prime commercial real estate, this industrial strata unit offers a unique combination of location, design, and functionality to meet your business needs



Professional Rendering