

# OFFICE FOR SALE

IN LATIMER BUSINESS HUB

**\$829,000**

**B320- 20020 84 AVE, LANGLEY, BC V2Y5K9**

**712 SQ FT: FULLY FINISHED: 2 PARKING STALLS**



**Nationwide Realty Corp.**

**BC COMMERCIAL REAL ESTATE GROUP**

**[WWW.BcCommercialForSale.com](http://WWW.BcCommercialForSale.com)**



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Discover this move-in-ready, fully finished office unit in Langley's prestigious Latimer Business Hub. Ideally located at 84th Avenue and 200th Street, this central hub offers easy access to Highway 1 and is surrounded by major amenities, including coffee shops, restaurants, and professional services. The unit is thoughtfully designed and features three private offices, a boardroom, a reception/waiting area, and a workstation area. It is perfect for a wide range of professional uses, including medical and health services, legal and financial professionals, and wellness services. Tons for visitor parking and 2 dedicated stalls.

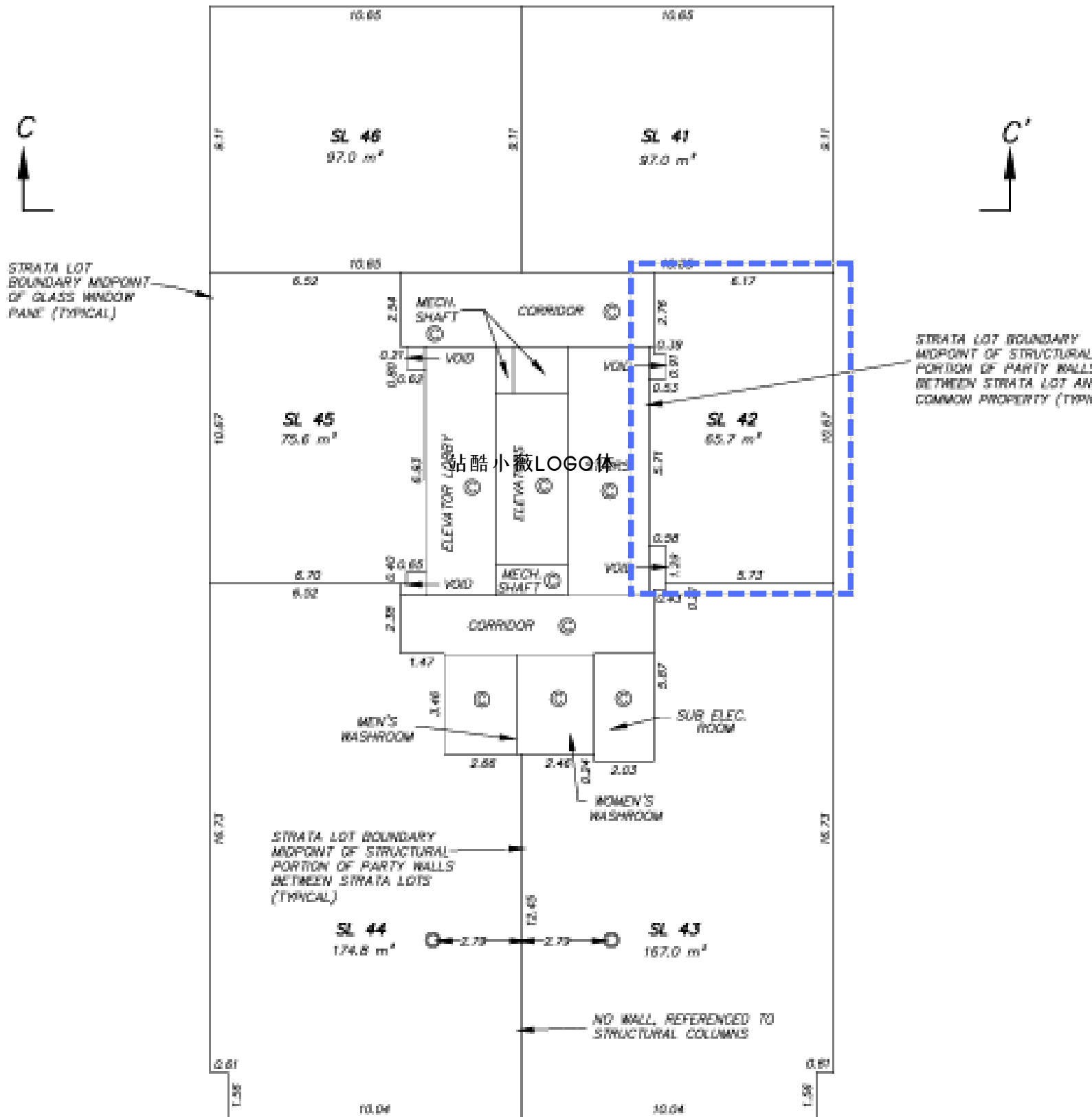


# Latimer Business Hub Overview



**20020 84 Avenue, Langley, BC, within the Latimer Heights master-planned community. Two seven-storey office buildings with over 100,000 sq. ft. of professional space. Contemporary interiors, floor-to-ceiling windows, high ceilings, and a modern building. Underground stalls plus surface visitor parking. Integrated into a multi-acre mixed-use development with residential towers, retail, and green space.**

# Strata Plan







## PHOTOS







## PHOTOS







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Earlier photo highlights a space designed to fit a reception desk



PHOTOS







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- -PID: 031-808-654
- -LEGAL: STRATA LOT 42, PLAN EPS8765, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
- -YEAR BUILT: 2022
- ZONING : COMPREHENSIVE DEVELOPMENT ZONE CD-126



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