

FOR SALE



A110 – 19748 86th Avenue



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Don Munro Personal Real Estate Corporation
604-817-7338



Legal: STRATA LOT 3 SECTION 27 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8844 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 031-828-761

Taxes: \$15,813.95 (2025)

Size: 2,598 Sq. Ft. – ground floor 1,736 Sq. Ft.
- second floor 862 Sq. Ft.

Zoning: C-18 (Carvolth Business Park Zone)

PRICE: \$1,699,000.00

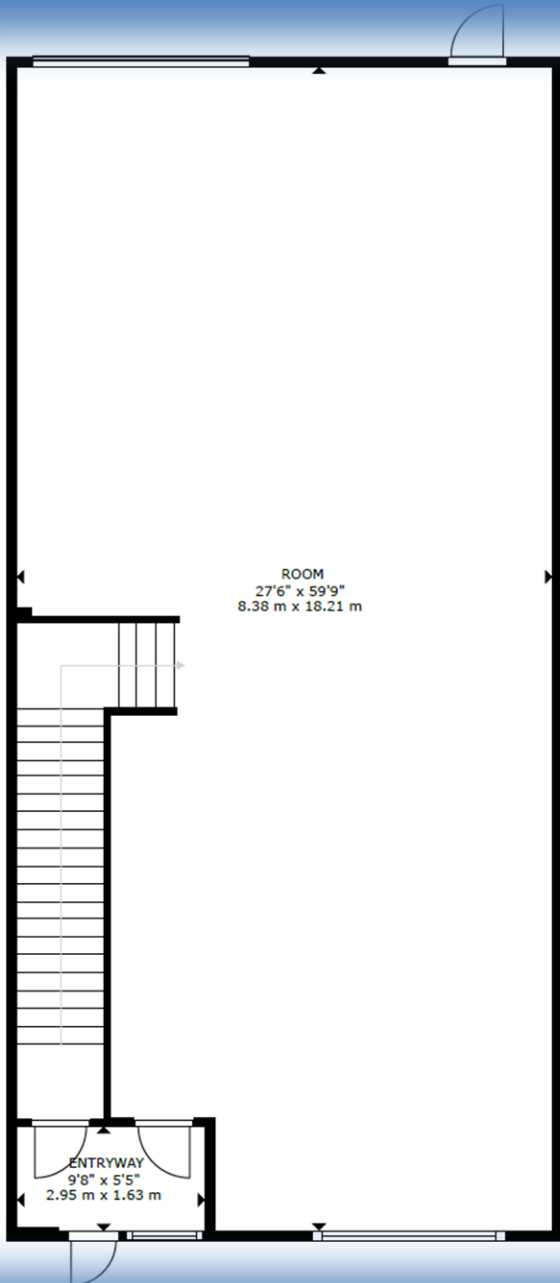
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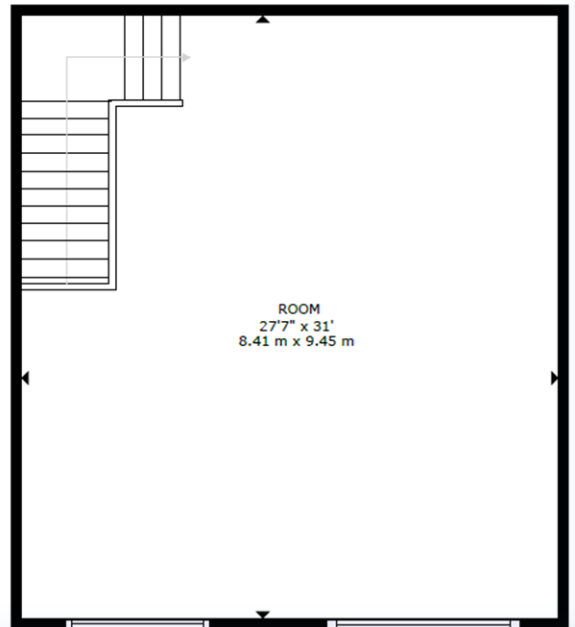
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Floor Plan



FLOOR 1



FLOOR 2

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Location

The property is centrally located within Northwest Langley, one of the most desirable industrial submarkets in Metro Vancouver and the Fraser Valley. The property is situated on 86th Avenue, just West of 200th Street, providing easy access to Trans-Canada (1) Highway and the rest of the Fraser Valley.

Building Specifications

- +/-2,598 Sq. Ft. Strata unit
- One Grade Loading Door
- 24' Clear Ceiling Height
- 125 amp, 120/208 volt, 3-phase power
- Three designated parking stalls



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Commencement Date: February 15, 2024

<u>Year of Term</u>	<u>Per Square Foot</u>	<u>Per Annum</u>	<u>Per Month</u>
1	\$22.00	\$57,156.00	\$4,763.00
2	\$22.66	\$58,870.68	\$4,905.89
3	\$23.34	\$60,637.32	\$5,053.11
4	\$24.04	\$62,455.92	\$5,204.66
5	\$24.76	\$64,326.48	\$5,360.54

Security Deposit: \$15,484.08

(a) Minimum Rent

The Tenant shall pay Minimum Rent in the amounts set out in Section 1.1(h), payable in equal consecutive monthly instalments on the first day of each month of the Term in advance, in lawful money of Canada and without deduction, set-off or abatement.

(b) Additional Rent

The Tenant shall pay Additional Rent comprised of the following:

- (i) the Operating Costs;
- (ii) the Cost of Insurance;
- (iii) the Tax Cost;
- (iv) the Property Management Fee; and
- (v) all other sums of money required under this Lease to be paid to the Landlord by the Tenant whether or not designated as Additional Rent, other than Minimum Rent.

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Subject Property

Trans Canada West
Bound Exchange

Colossus Movie
Theatre

Trans Canada East
Bound Exchange

200th Street



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