

Retail /
Warehouse
9,399 SF



20130 Industrial Avenue | Langley, BC

FOR SALE

- ▶ Located along future SkyTrain corridor
- ▶ OCP - Transit Oriented Core (3.0-5.5 FAR)
- ▶ Free standing building with showroom, warehouse and a three bedroom suite
- ▶ Three grade level overhead doors
- ▶ Great live/work investment with redevelopment opportunity

Price: \$4,875,000



NAI Commercial | **VALLEY COMMERCIAL TEAM**

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20130 Industrial Avenue

Langley, BC

Location

Centrally located in Langley City with easy access to 200th Street and Langley Bypass.

Opportunity

Redevelopment opportunity that includes a free standing building right along the SkyTrain corridor within a five minute walk from the future SkyTrain station. Designated in the revised community plan as Transit Oriented Core, the future density falls within the range of 3.0 – 5.5 FAR. The building (9,399 SF), situated on one third of an acre, includes a showroom/office, warehouse, fenced yard and a live in upper floor, three-bedroom suite.

Currently operating as commercial/residential cabinetry business, the warehouse (6,999 SF) has up to 12.5 feet ceiling clearance, ample 3-phase (400 amp) power and three grade level doors at the rear of the building. The business is not for sale and the property owner requires a six month lease back at terms to be mutually determined with the buyer. Do not disturb the business. Tours are to be conducted after 4 pm weekdays or on weekends.

Map of the Surrey - Langley SkyTrain (Government of BC)



Salient Details

Legal Description

Lot 7 District Lot 309 Group 2 New Westminster District Plan 15833

PID

010-129-294

Size

Warehouse	6,999 SF
Retail	1,200 SF
3-Bedroom Suite	1,200 SF
Total	9,399 SF

Lot Size

14,560 SF

Zoning

I2 - Industrial

Total Gross Taxes (2023)

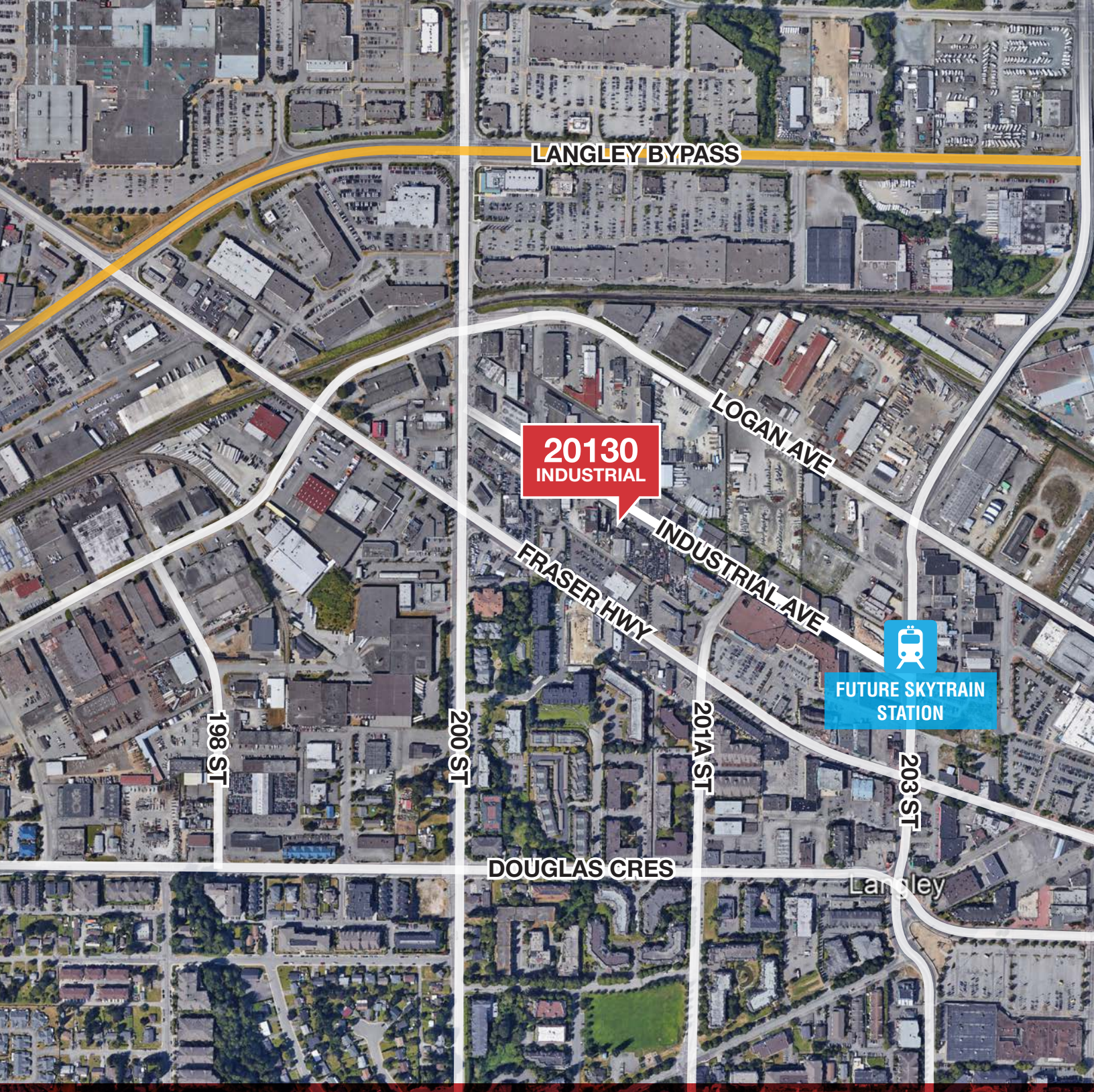
\$30,694

Price

\$4,875,000







LANGLEY BYPASS

20130
INDUSTRIAL

LOGAN AVE

INDUSTRIAL AVE

FRASER HWY



FUTURE SKYTRAIN
STATION

198 ST

200 ST

2014 ST

203 ST

DOUGLAS CRES

Langley

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