

PRICE REDUCED



FOR SALE

Unit 1 - 20120 102B Avenue, Langley Township

10,587 sf industrial strata unit centrally located within the Northwest Langley / Port Kells industrial park

Adam Mitchell

Personal Real Estate Corporation
Vice President
+1 778 229 9200
adam.mitchell@colliers.com

Chris Morrison

Personal Real Estate Corporation
Executive Vice President
+1 604 661 0875
chris.morrison@colliers.com



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Opportunity

Colliers is pleased to present a rare opportunity to acquire a 10,587 SF, corner unit in a newer generation, tilt-up, strata complex. The unit is improved with nicely appointed ground floor office space with HVAC, a kitchenette, two washrooms and mix of open plan and private offices. The unit has two loading dock positions with ample loading room and one grade/ drive-in door and 26' clear warehouse ceilings.

Location

The subject property is located on the corner of 201ST Street & 102B Avenue in the highly sought after Port Kells/Northwest Langley industrial area. The property's prime location offers easy access to HWY 1, 200TH Street, The Golden Ears Bridge, HWY 17, HWY 15, and the US border.

Features



One grade, Two dock loading doors



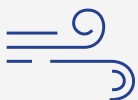
Ample on-site parking



Constructed in 2004



Two Washrooms, One Handicap Accessible



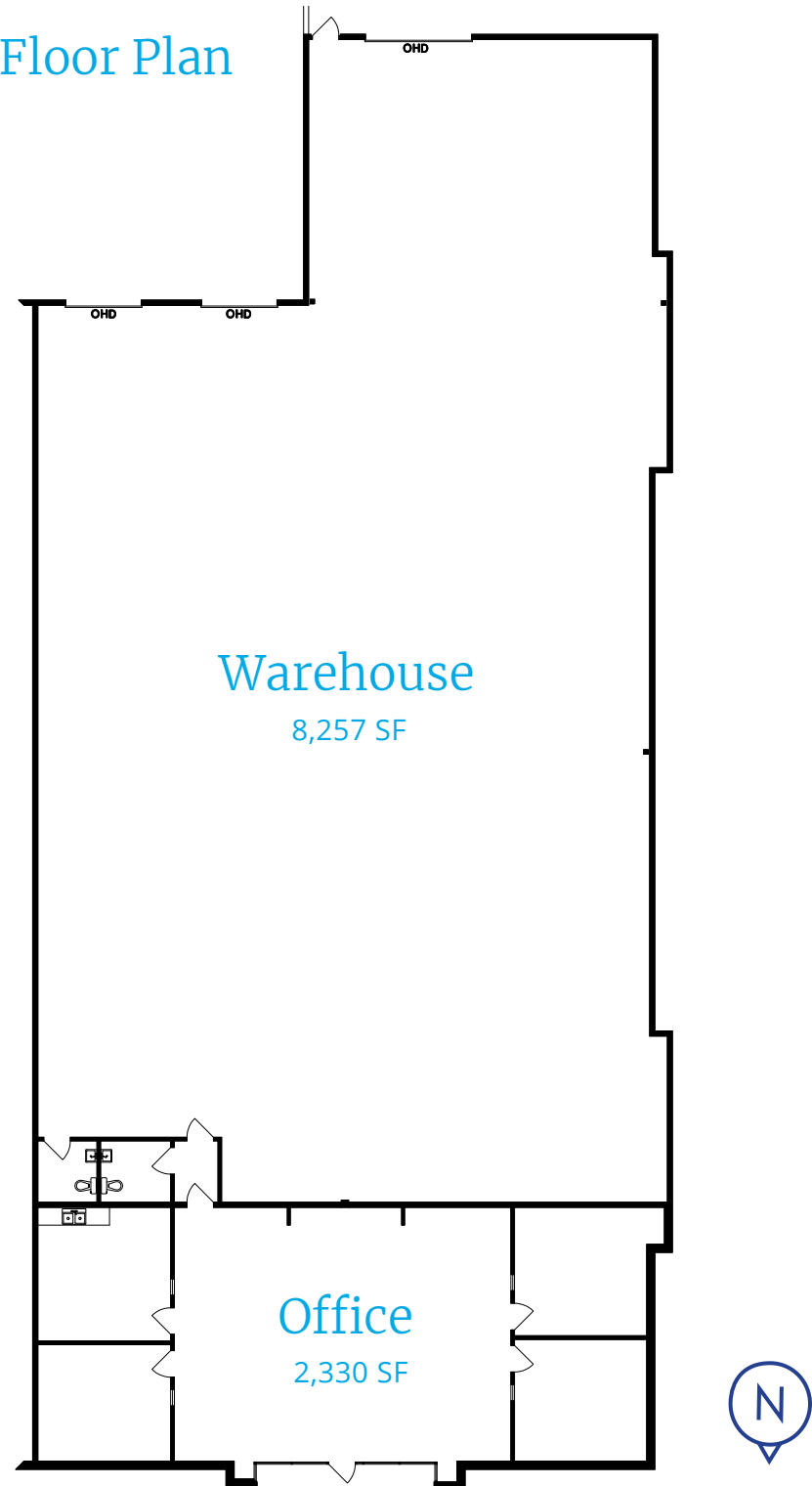
Forced Air Heating in warehouse

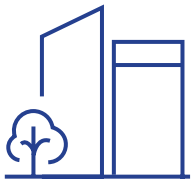
HVAC in Office



200 Amp/600 Volt, 3 Phase Power

Floor Plan





Property Overview

Civic Address 101 - 20120 102B Avenue, Langley Township, BC

PID: 026-053-730

Legal Description STRATA LOT 1, PLAN BCS970, DISTRICT LOT 50, GROUP 2, 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

Zoning M-3 - (Heavy Industrial) allows for a wide range of uses. Please contact the listing agents for a full list of permitted uses.

Area Available	Main Floor Warehouse	8,257 SF
	Main Floor Office	2,330 SF
	Total	10,587 SF

Ceiling Height 26' clear warehouse ceilings

Loading One (1) grade loading door

Two (2) dock loading doors

Power 200 Amp/600 Volt, 3 Phase Power

Strata Fees \$2,041.54 per month (2023)

Property Taxes \$50,368.76 (2023)

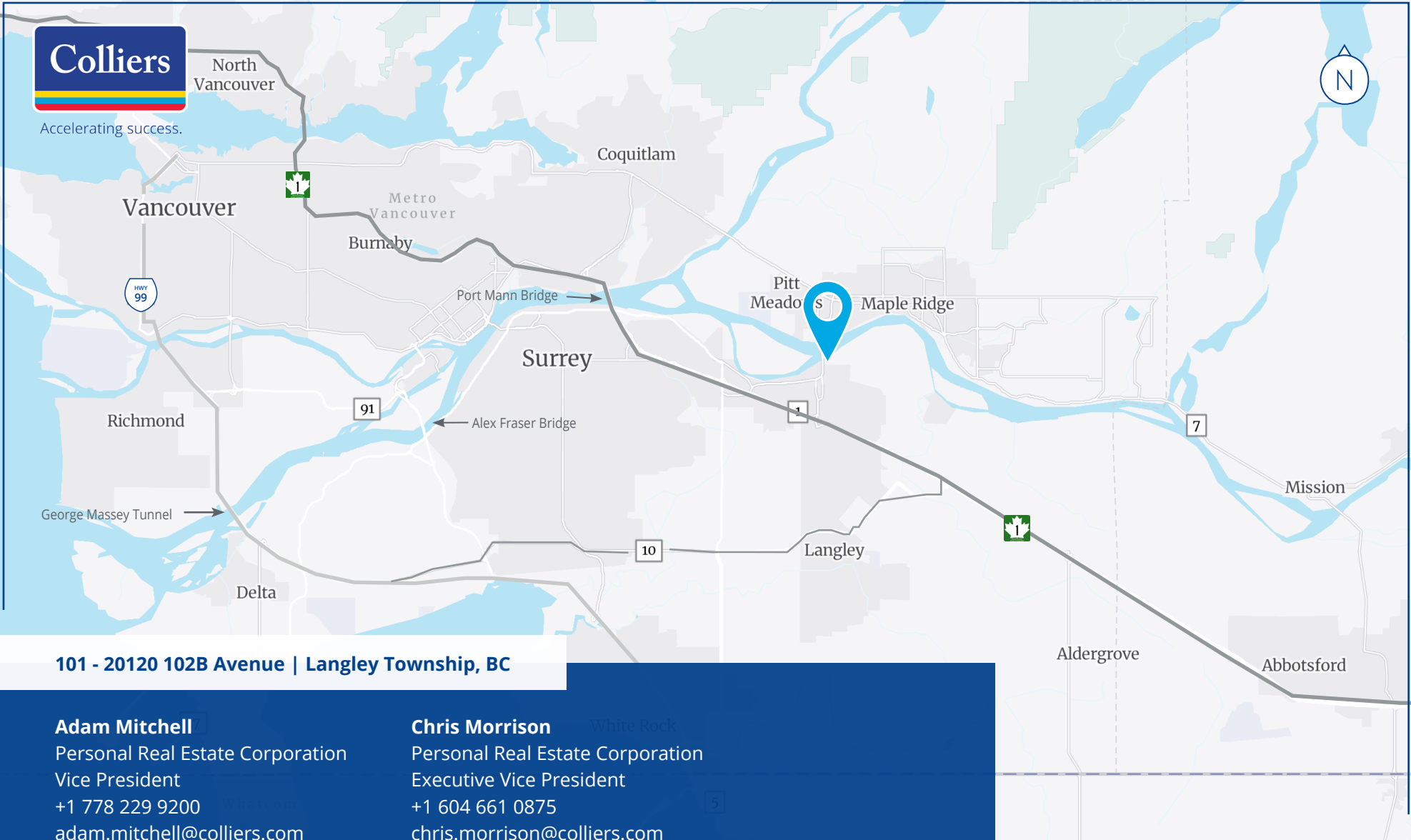
Available Immediate

Asking Price ~~\$6,900,000~~ **\$6,350,000**





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