

FOR SALE

1.92 ACRES OF ZONED COMMERCIAL LAND

20339 96 Avenue
Langley, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 1.92 acres
- Zoned CD-14 and serviced
- Flexible retail, office and warehouse uses permitted
- Adjacent to new Lordco Auto Parts
- Asking price: \$2,990,000

For more information
PLEASE CONTACT:

Garth White
Personal Real Estate Corporation
d 604.668.5994
c 604.417.2248
garth@FLRE.ca

Joe Lehman
d 604.495.8794
c 604.319.6532
joe@FLRE.ca

www.FLRE.ca

FOR SALE

1.92 ACRES OF ZONED COMMERCIAL LAND

20339 96 Avenue
Langley, BC

OPPORTUNITY

Located on 96th Avenue in the centre of Northwest Langley/Walnut Grove this is a great opportunity to lease high quality flex commercial space.

FEATURES

- Zoned and serviced
- High traffic area
- Exposure on 96th Avenue
- Adjacent to dense residential population
- Development permit in place for 36,000 sf building

ZONING

CD-14 (comprehensive development) which allows for a wide variety of office, retail and industrial uses including, but not limited to:

- Professional offices
- Medical clinics
- Assembly uses
- Home improvement centres
- Commercial recreation
- Printing and publishing
- Light industrial
- Warehousing and distribution
- Veterinary clinics

SIZE

1.92 acres

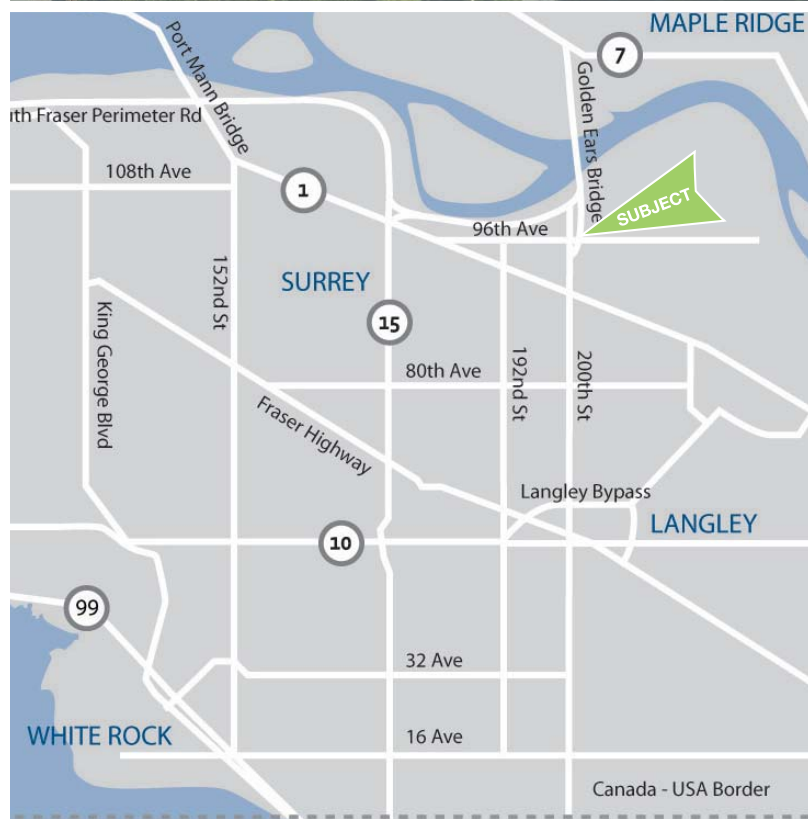
PROPERTY TAXES

\$ 37,332 (2013)

PRICE

\$ 2,990,000

E.&O.E: This document/email has been prepared by Frontline Real Estate Services Ltd. for advertising and general information only. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Frontline Real Estate Services Ltd. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline Real Estate Services Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.



LOCAL FOCUS. POWERFUL RESULTS.