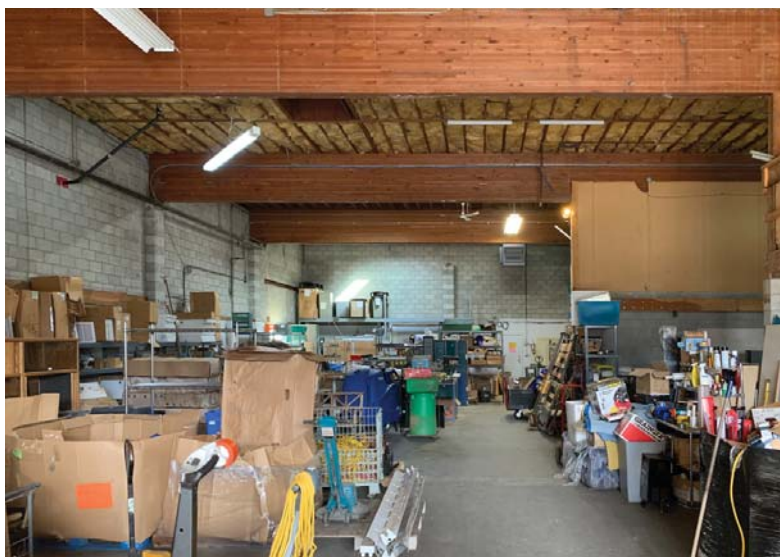




FOR SALE // LEASE

22652 FRASER HIGHWAY
LANGLEY, BC

10,500 SF OF WAREHOUSE // OFFICE // SHOWROOM
17,300 SF OF YARD



William N. Hobbs

Personal Real Estate Corporation
W. N. (Bill) Hobbs, B.Comm., R.I. (BC)
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LOCATION

The subject property is perfectly located just East of Murrayville in Langley with over 160 feet of frontage on Fraser Highway. The subject site has excellent connectivity between downtown Langley and Aldergrove via Fraser Highway and access to surrounding suburbs from Highway #1 at 232nd street. Access to the USA can be through Aldergrove or Pacific Highway.

LEGAL DESCRIPTION

PID: 002-672-766

LOT 16 SECTION 32 TOWNSHIP 10 NEW WESTMINSTER DISTRICT
PLAN 60992

MAIN BUILDING & YARD SIZES

Dimensions are only for the **MAIN BUILDING AND YARD**

Warehouse	6,000 sf
Showroom	2,900 sf
Offices	1,150 sf
Total	10,050 sf

Front Yard	10,300 sf
Side Yard	2,000 sf
Rear Yard	5,000 sf
Total	17,300 sf

PROPERTY FEATURES

- The property is paved and fenced with 6' chain link with three security wires
- Covered exterior storage alongside of main building; 18 x 42 (750 sf)
- Covered exterior storage along rear of showroom, 12 x 40 (480 sf)
- New torch on roof in the Warehouse, Office and Storage Building
- Staff and customer parking for 20 vehicles

WAREHOUSE FEATURES

- 60' x 100' with 950 sq ft mezzanine (total: 6950 square feet)
- New LED lighting will be installed prior to tenancy
- Ground level loading door, 11' 6" wide x 13 ft tall
- Overall, 20 feet tall; 16 feet clear
- Natural gas forced air unit heater
- Staff washroom, lunch area and staff area on mezzanine level
- Locked tool storage under mezzanine
- Sky lights provide natural lighting throughout

SHOWROOM FEATURES

- 40' x 72.5' (2900 sq ft)
- New LED lighting throughout
- Area is 10 ft tall; 8' 6" clear
- Ground level loading door from year yard, 10 feet wide x 9 feet tall
- Two glass double entrance doors
- Currently configured with 3 sales offices
- Natural gas unit heater, electric baseboard heaters in offices
- Lots of natural light from large windows

OFFICE FEATURES

- Two washrooms
- Kitchen/lunchroom area
- Two offices
- One large reception area with additional work area
- Storage room
- Utility room with Natural gas forced air furnace, electric H/W Tank
- Large windows for lots of natural light

ADDITIONAL REAR STORAGE BUILDING FEATURES

- 40 feet x 42 feet with 12 x 30 annex - Total 2040 square feet
- 8,000 sf yard
- Two ground level roll up doors; 12 feet wide x 12 feet tall each
- Annex area has a rolling access door, 6 feet wide
- No heat, basic lighting, water service
- Ideal for "dead storage"

ZONING

M-1B Service Industrial – allowing for a wide variety of uses, copy of Zoning Bylaws provided upon request.

LEASE RATE

Warehouse/Office/Showroom	\$13.50 psf / annum, NNN
Yard	\$2.75 psf / annum, NNN
Operating Costs & Taxes	\$3.8 psf / annum

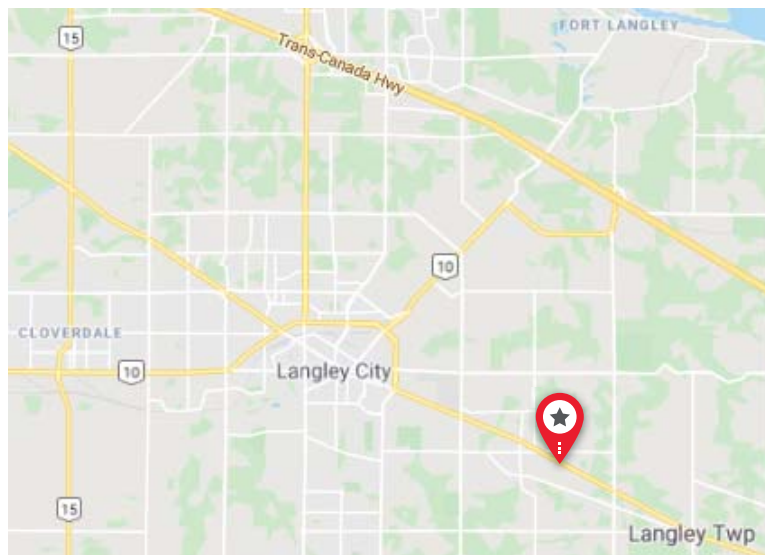
ASKING PRICE:

\$4,495,000.00

PROPERTY TAXES

\$20,400 per annum

This is a fixed property rate per annum



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