

# FOR SALE



19985 68th Avenue, Langley B.C.

**Remarks:**

- **Single-storey office building**
- **High-exposure corner**

**Location:**

- **Northwest corner of 200th St. & 68th Ave.**
- **In Willowbrook/Willoughby residential development area**

**Property:**

- **Level land**
- **Parking for 23 vehicles**
- **Approximately 130 ft. frontage x 111 ft.**
- **14,567 square feet**

**For further information ....**

**EVAN BRETT**

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#111 - 20434 64th Avenue Langley, BC

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**Improvements**

- **Approximately 3,731 sq.ft. building**
- **Wood frame, post and beam construction**
- **Built in 1971**
- **6 year old metal roof**
- **3 air conditioners**
- **2 storage sheds**
- **Partially covered veranda of 12 ft. x 91 ft.**
- **Interior demised into various offices**
- **2 washrooms and plumbed for a 3rd**
- **Originally designed for 3 separate units of approx. 1200 sq.ft. each**

**Asking Price: \$825,000**

**Comments**

- **SR-3 zoning is non-conforming**
- **Right-hand turn only access from 200th street**
- **New overhead walkway planned over 200th street at 68th avenue**
- **Taxes \$9,912.06 for 2008**
- **Easterly unit is leased on a month-to-month basis for \$1,000/month (gross)**

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