



Strata Unit for Sale

#106 - 5498 267 Street, Langley



Includes a 2nd Floor Residential Suite

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RE/MAX Crest Realty
3215 MacDonald Street
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LOCATION

This unit is located in Gloucester Industrial Estates, which offers easy access to Highway 1 and the USA via Highway 13.

BUILDING FEATURES

- Concrete tilt up construction
- 9'-6" clear ceiling height in warehouse
- 9' wide x 9' high grade level door
- 120/208 volt, 100 amp, 3-phase electrical panel
- Washroom in warehouse
- 2nd floor suite consists of 2 bedrooms, kitchen, livingroom and a washroom complete with a shower

ZONING

M-2A; General Industrial Zone. This zoning allows for a wide variety of uses including warehousing, manufacturing and light industrial uses. Zoning bylaw is available.

POSSESSION

30 to 60 days for vacant possession

AREA *1

| | |
|-------------------|--------------------------------|
| Ground floor | 892 sq. ft. (approx.) |
| 2nd floor suite | 911 sq. ft. (approx.) |
| TOTAL AREA | 1,803 sq. ft. (approx.) |

STRATA FEES

\$936.60 per annum (including GST)

TAXES (2017)

\$1,231.07

ASKING PRICE

\$450,000

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***1 If important to the Buyer it is the Buyer's sole responsibility to confirm all work completed was done with permits**

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