

# Investment Property for Sale

Building 800 - 20381 62 Avenue, Langley



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## LOCATION

This complex is located on the North-West corner of 62 Avenue and 204 Street. Building 800 offer direct exposure to 204 Street and the 204 Street overpass.

## PROPERTY FEATURES

- 12 units fully occupied
- 19' clear ceiling height
- 120/208 volt, 3 - phase power in each unit
- 12 - 12' wide x 14' high grade doors
- All leases are NNN
- Professionally managed strata complex

## UNIT SIZES

Unit 801 - 3,065 sq. ft. plus 3,600 sq. ft. outside storage

Units 803 & 804 - 3,072 sq. ft.

Units 805 to 808 - 5,963 sq. ft.

Units 809 to 812 - 6,090 sq. ft.

## CURRENT NET INCOME

\$182,246.04 per annum

Rent roll is available

## ASKING PRICE

\$4,900,000



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