

RETAIL FOR LEASE

20460 Langley Bypass
Langley



Excellent Langley Bypass Exposure

Large Pylon Sign

Retail Exposure at Warehouse Rents



Contact:
604.510.5555

Rachel McGladery*
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RE/MAX Commercial Advantage
#403 - 15127 - 100 Avenue
Surrey, BC, V3R 0N9

* Personal Real Estate Corporation

Each Office is Independently Owned & Operated

For more information visit: www.fvcre.com

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Highlights:

- Traffic Count: 29,000 vehicles per day
- 130 Surface Parking Stalls
- Retail Improvements and Fixtures
- Electrical: 600 amp & 400 amp Panels
- Ceiling Height in Showroom: 20 ft
- Ceiling Height below Mezzanine: 12 ft

Availability:

Unit	Area	Base Rent	Occ.Costs	Monthly
#103	1,200 sq.ft.	\$19 psf	\$4.85 psf	\$2,385
#103A	8,500 sq.ft.	\$12 psf	\$4.85 psf	\$11,935
#104	9,555 sq.ft.	\$11 psf	\$4.85 psf	\$12,620

Zoning:

C-2 (Service Commercial)

Permitted Uses:

Assembly
Retail Store
Recreation
Entertainment
Service & Repair of Goods
Office



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