

FOR SALE

2,655 SF STRATA OFFICE UNIT IN THE 200TH STREET CORRIDOR

104 & 105
8047 199 Street
Langley, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 2,655 sf finished strata office unit
- Situated in Langley's 200th Street Corridor
- Very close proximity to Highway 1
- Asking price: \$1,390,000

For more information
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OPPORTUNITY

This offering provides the opportunity to own a 2,655 sf professionally finished strata office unit with close proximity to the 200th Street interchange. Located in the RDG Corporate Centre, this unit is finished with a combination of open and private work areas as well as a reception area and kitchen.

LOCATION

This unit is located in the RDG Corporate Centre which is centrally located in Langley's 200th Street Corridor in Willoughby, the fastest growing neighbourhood in the Fraser Valley. Many national and international businesses have chosen the Langley 200th Street Corridor as a strategic location due to its accessibility and exposure.

PROPERTY FEATURES

- First class common areas
- Ground floor corner unit
- 4 private offices
- 1 boardroom & 2 meeting rooms
- 3 open work areas
- 2 storage lockers on P1
- 5 surface and 3 underground designated parking stalls

STRATA FEES

\$15,547.44 per year (\$5.86 psf)

PROPERTY TAXES 2017

\$14,430.34 per year (\$6.37 psf)

ASKING PRICE

\$1,390,000 (\$523 psf)

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