

FOR SALE

1,514 SF PROFESSIONAL OFFICE IN 200TH STREET CORRIDOR

202 - 8047 199 Street
Langley, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 1,514 sf finished strata office unit
- Situated in Langley's 200th Street Corridor
- Very close proximity to Highway 1
- Asking price: \$835,000

For more information
PLEASE CONTACT:

George Richmond
d 604.283.1439
c 604.786.1094
george@FLRE.ca

Todd Bohn
Personal Real Estate Corporation
d 604.676.4138
c 778.808.8633
todd@FLRE.ca

FLRE.ca

FOR SALE

1,514 SF PROFESSIONAL OFFICE IN 200TH STREET CORRIDOR

202 - 8047 199 Street
Langley, BC

OPPORTUNITY

This offering provides the opportunity to own a 1,514 sf professionally finished strata office unit with close proximity to the 200th Street interchange. Located in the RDG Corporate Centre, the unit is finished to accommodate two users or an office with an executive wing. 201B (593 sf) is currently leased until December 2017, with potential for the tenant to renew or vacate.

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
- Occupy 765 sf - 1,514 sf
 - 201A: 765 sf
 - 201B or executive wing: 593 sf
 - Shared foyer area: 157 sf
- Storage locker on P1
- Option to purchase furnishings
- 2 surface and 3 underground designated parking stalls

STRATA FEES

\$6.00 psf

PROPERTY TAXES (2017)

\$8,209.07

ASKING PRICE

\$835,000

E.&O.E: This document/email has been prepared by Frontline Real Estate Services Ltd. for advertising and general information only. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Frontline Real Estate Services Ltd. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline Real Estate Services Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

