

FOR SALE

1,480 SF PROFESSIONAL OFFICE IN 200TH STREET CORRIDOR

306 - 8047 199 Street
Langley, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 1,480 sf finished strata office unit
- Situated in Langley's 200th Street Corridor
- Very close proximity to Highway 1
- Asking price: \$828,000

For more information
PLEASE CONTACT:

George Richmond
d 604.283.1439
c 604.786.1094
george@FLRE.ca

FLRE.ca

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Langley, BC

OPPORTUNITY

This offering provides the opportunity to own a 1,480 square foot 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 7 private offices as well a reception area and kitchen. The unit would be ideal for a professional/service business.

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

- Corner unit
- First class common areas
- 7 private offices
- Large reception and kitchen areas
- 5 designated parking stalls

ZONING

Zoned CD-57 Comprehensive Development

STRATA FEES

\$6.00 psf (estimate)

PROPERTY TAXES

\$8,087.68 (2017)

ASKING PRICE

\$828,000

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