

LATTICE²

FRONTLINE
REAL ESTATE SERVICES

VESTA

NEW STRATA

RETAIL UNITS FOR SALE

IN WILLOUGHBY

Only 3 Units Remaining



NEW STRATA

RETAIL UNITS FOR SALE

IN WILLOUGHBY

- Rare owner-occupier retail opportunity
- A new mixed-use development by Vesta Properties with residential above, providing a built in customer base
- Located in Willoughby, a vibrant & growing Langley community
- Exposure, access/egress, & pylon signage on 208 Street & 72 Avenue
- Surface & underground parking
- Small unit sizes available
- Construction completion estimated for Spring 2019

FOR MORE INFORMATION CALL 604-583-2500

RETAIL UNIT

AVAILABILITY

& CONTIGUOUS SIZES

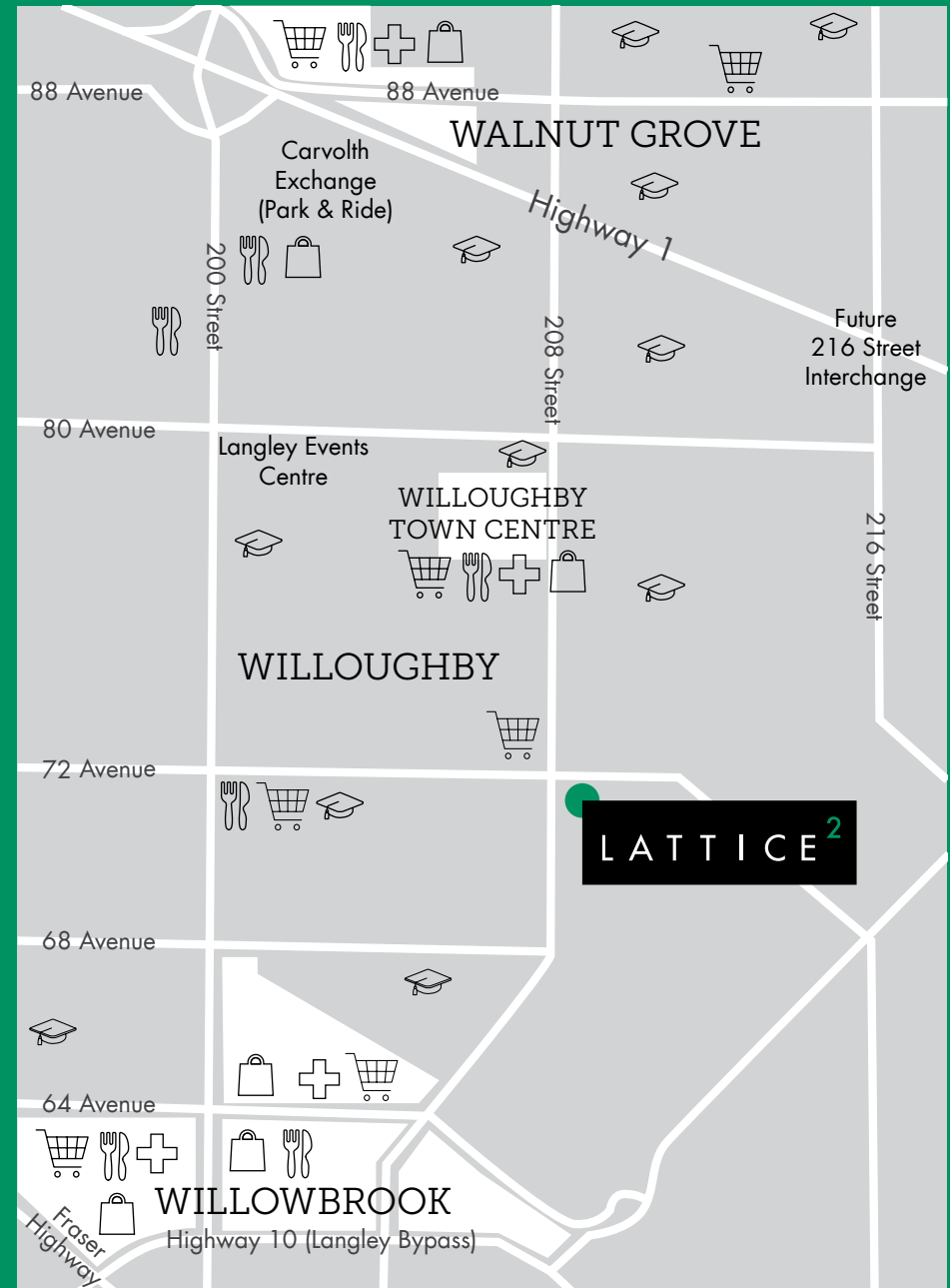
Unit #	Unit Size	Combined Size
100	847 sf	
105	791 sf	2,330 sf
110	690 sf	
115	957 sf	
120	982 sf	
125	731 sf	
130	947 sf	2,651 sf
135	971 sf	
140	848 sf	
145	803 sf	2,555 sf
150	902 sf	
155	989 sf	1,963 sf
160	974 sf	
165	855 sf	1,564 sf
170	708 sf	



LOCATED IN LANGLEY'S DESIRABLE

WILLOUGHBY NEIGHBOURHOOD

- Be part of a new commercial hub in Langley's fast growing & vibrant Willoughby neighbourhood
- Located between Willoughby Town Centre & Willowbrook
- Convenient access to local thru-fares & Highway 1
- Service the growing residential community of Milner Heights
- Corner location with exposure, access/egress, & pylon signage on 208 Street & 72 Avenue



SURFACE & UNDERGROUND

PARKING, ACCESS & EXPOSURE

- Access/egress points on 208 Street & 72 Avenue
- 28 surface stalls reserved for retail customer use
- 33 underground parking stalls reserved for owner and employee use
- The remaining units all have exposure on 208 Street and/or 72 Avenue
- Unit 120 boasts corner exposure and exposure to the residential lobby
- 208 Street's average daily traffic in 2016 was approximately 22,380 vehicles
- 72 Avenue's average daily traffic in 2015 was approximately 9,700 vehicles



RETAIL UNIT
PRICING

- The remaining units are priced from \$625 per square foot
- Strata fees estimated at \$3.38 per square foot
- Parking and signage included with all units, contact listing agent for details

Unit #	Unit Size	Unit Price
100	847 sf	Sold Firm
105	791 sf	Sold Firm
110	690 sf	Sold Firm
115	957 sf	Sold Firm
120	982 sf	\$638,300 (\$650 psf)
125	731 sf	Sold Firm
130	947 sf	Sold Firm
135	971 sf	Sold Firm
140	848 sf	Sold Firm
145	803 sf	Sold Firm
150	902 sf	Sold Firm
155	989 sf	\$618,750 (\$626 psf)
160	974 sf	\$608,750 (\$625 psf)
165	855 sf	Sold Firm
170	708 sf	Sold Firm

FOR MORE INFORMATION

PLEASE CONTACT

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SALES & MARKETING BY



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BUILT BY



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