50RLEASE 3,145 SF



5185 216TH STREET

LANGLEY, BC V3A 2N4



5185 216TH STREET | LANGLEY, BC

PROPERTY HIGHLIGHTS

Location:

Located at the northwest corner of 216th Street & Fraser Highway near the Langley Regional Airport

Zoning: C-3 (Service Commercial)

Basic Lease Rate: \$22.95 PSF, per annum,

plus GST

Additional Rate Estimated at approximately \$7.00 PSF, per annum,

(2025): \$\text{plus GST}\$

Site Size: Approximately

11,500 SF

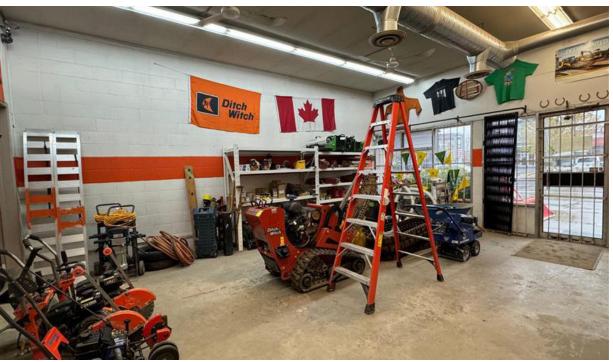
AVAILABLE BUILDING AREA

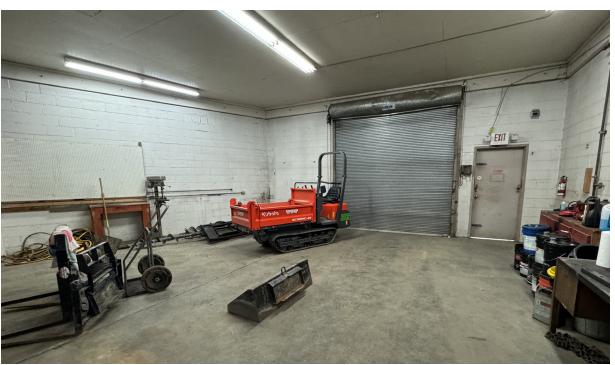
Showroom & Office 731 SF
Lunchroom 191 SF
Warehouse Areas 2,223 SF

Total Area Available 3.145 SF

BUILDING **FEATURES**

- High visibility corner
- Concrete block construction
- Fenced yard
- HVAC system most areas
- Lunchroom with kitchenette
- Forced air gas warehouse heating
- One (1) rear grade loading door
- Approximately 12' ceilings
- Two washrooms





STREE

216TH



CONTACTION

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