

FOR SALE | INDUSTRIAL
UNIT 304 - 26730 56 AVENUE
LANGLEY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **5,390 SF Warehouse and Office Space**
- ▶ **Ideal Live/Work Layout**

Location

The subject property is located in Gloucester Industrial Estates which has an abundance of nearby amenities including McDonald's, Subway, Co-op Gas Bas, and Comfort Inn & Suites. Gloucester is home to over 5 million square feet of existing industrial space with convenient access to Highways 1, 13, 10 and Fraser Highway, all of which are routes that connect to Metro Vancouver.

Grant Basran

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Legal Description

STRATA LOT 16, PLAN LMS2561
PID: 024-507-296

Zoning

M-2A (General Industrial Zone)

Features

- ▶ Convenient access
- ▶ Private offices
- ▶ Radian heating (warehouse)
- ▶ Baseboard heating (office)
- ▶ 21' clear ceiling height
- ▶ Sprinklered
- ▶ Washrooms (1 up, 1 down)
- ▶ Front grade loading (12' x 14')
- ▶ 3-phase power
- ▶ Kitchenette

Available Areas

Warehouse	3,777 SF
Ground floor office	787 SF
Second floor	826 SF
Total	5,390 SF

Property Taxes

\$20,542.09 (2023)

Strata Fees

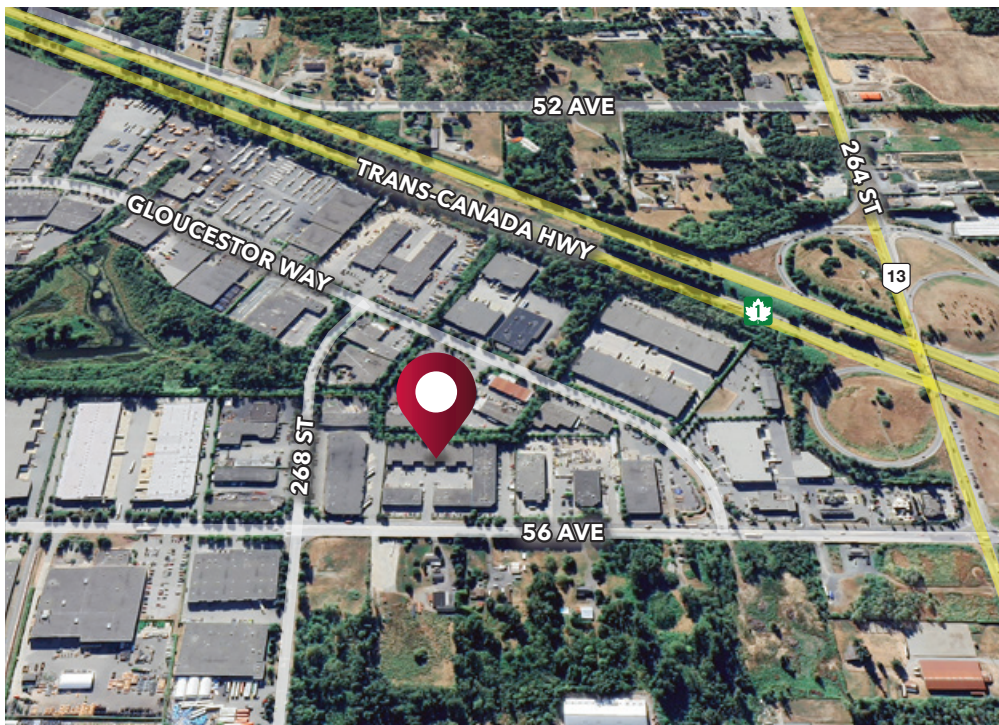
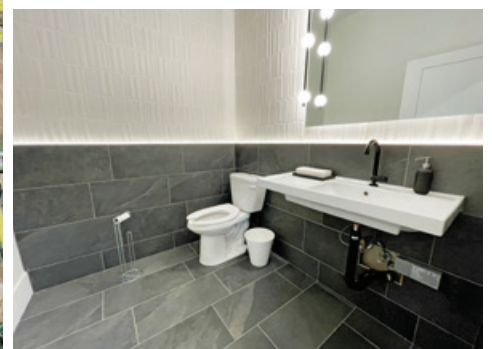
\$1,063.65 per month

Asking Price

\$2,990,000.00

Availability

May 1, 2024



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