

FOR SALE | INDUSTRIAL
UNIT 2 & 3 - 19695 96 AVENUE
LANGLEY, BC



- ▶ **High Exposure Units on 96th Avenue**
- ▶ **Trucking Uses Permitted**
- ▶ **Strategically Situated in the Heart of Port Kells**

Location

The subject property is situated at the Truck Shop Centre complex in the heart of Port Kells. The property offers excellent exposure to 96 Avenue in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway 17, Highway 1, access to the U.S. border, its geographically central nature, and complimentary industries and services.

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Legal Description

STRATA LOT 2 & 3, PLAN NWS2344, DISTRICT LOT 122

PID: 002-649-152 & 002-649-161

Zoning

M-1A (Service Industrial Zone). ([Click to view bylaw](#))

Available Space

| | |
|--------------|----------|
| Ground Floor | 2,379 SF |
| Mezzanine | 775 SF |
| Total | 3,154 SF |

Property Taxes (2024)

Unit 2 - \$5,327.76

Unit 3 - \$5,327.76

Features

- ▶ Two (2) grade loading doors (12' X 14')
- ▶ Forced air heating
- ▶ Ceiling fans
- ▶ 18' ceilings
- ▶ Three (3) piece washroom
- ▶ Concrete tilt-up construction
- ▶ Ample parking
- ▶ 3 phase power

Strata Fees

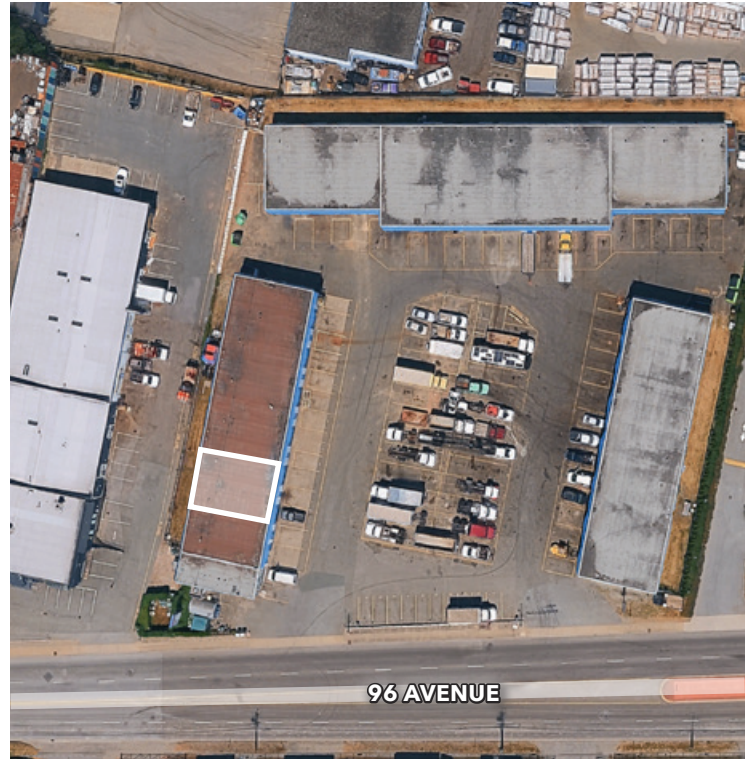
TBD

Asking Price

\$1,895,000

Availability

Upon closing



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