



FOR SALE

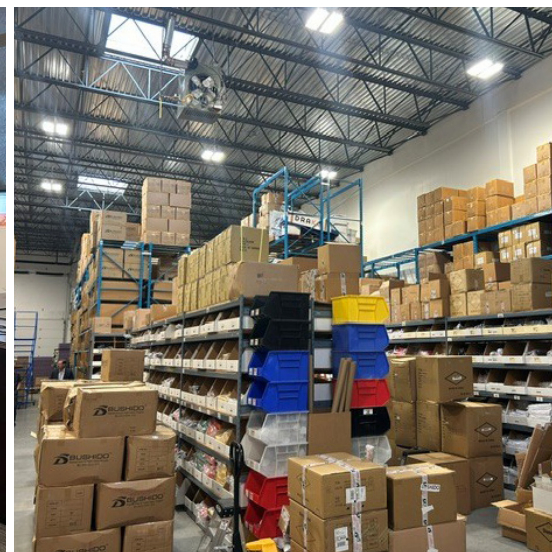
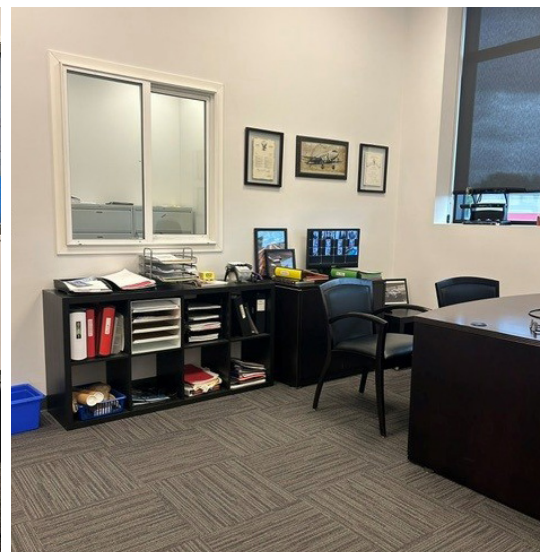
UNIT A110

19715 96TH AVENUE

LANGLEY, BC

NORTH LANGLEY BUSINESS CENTRE

**11,254 SF HIGH EXPOSURE
INDUSTRIAL UNIT**



Andrew Green

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LOCATION

The North Langley Business Centre is located on the north side of 96th Avenue in the Port Kells/Northwest Langley Industrial area just minutes off Highway 1.

ZONING

M-1A: Zoning allows for a wide range of industrial uses including manufacturing and warehousing.

BUILDING FEATURES

- Insulated concrete tilt up construction (2018)
- Forced air gas warehouse heating
- Abundant window glazing
- Skylights
- Fully sprinklered
- LED lighting (automated service)
- 200A-600V 3 phase electrical service
- Approximately 26' clear ceiling heights in warehouse
- Two (2) dock doors (automatic levelers)
- One (1) grade door (oversized)
- Security system
- Warehouse washroom with shower

SALE PRICE

\$6,468,750

COMMENTS

Racking available for purchase: please contact listing agents.

AVAILABLE SPACE

Warehouse	7,700 SF
Main floor office/Showroom	1,777 SF
Total Main Floor Area	9,477 SF
Mezzanine office	1,777 SF
Total Available Area	11,254 SF

MAIN FLOOR SHOWROOM/OFFICE AREA

- Showroom/Reception area
- Two (2) private offices
- Lunchroom & coffee bar
- Unisex handicap washroom
- Change room
- Fully fitted window blinds

MEZZANINE OFFICE AREA

- Two (2) executive offices
- Boardroom
- Break room with coffee bar
- File storage/IT room
- Singular washroom
- Fully fitted window blinds

STRATA FEES

\$1,107.92 per month (GST included)

PROPERTY TAX (2026)

\$72,615.00



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