

FOR SALE



WILLOWBROOK TIRE CENTRE

19820 Fraser Highway
Langley, BC

Comments

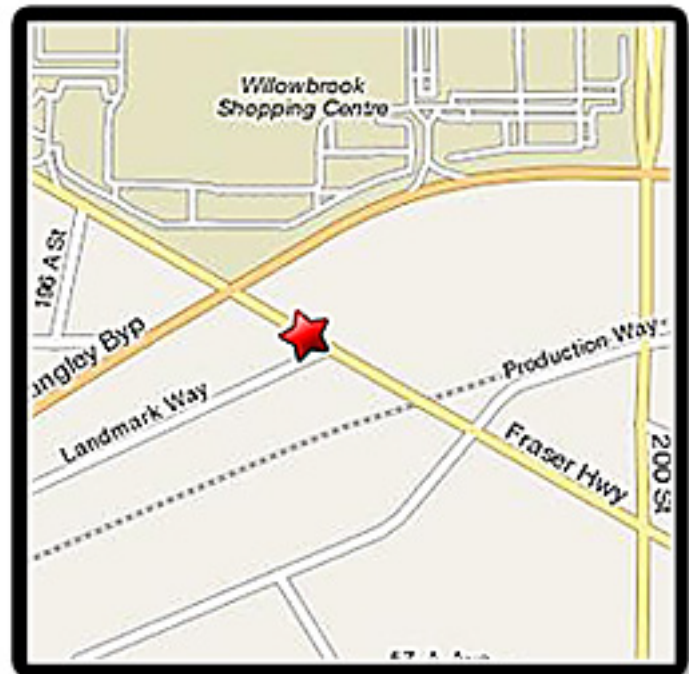
- Profitable, well-managed tire shop
- Firestone & Bridgestone franchise
- 19 years in this same location
- Owner retiring

Location

- On Fraser Hwy just south of No. 10 Hwy

Features

- 6,614 sq. ft. building
 - 4,000 sq. ft. shop plus showroom, offices, 2 washrooms, reception area
- Steel frame construction with metal siding



Langley City

Evan Brett

Office: 604.530.0231

Cell: 604.788.5058

Visit www.evanbrett.com

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...Features cont

- Four 14 ft. high grade-level doors
-handles R/Vs, campers, buses
- Four hoists
- All tools & equipment necessary
- Security bars, alarm system, fire extinguisher
- Large pylon sign belongs to owner



Car on Hoist



Front Reception Desk

Lease

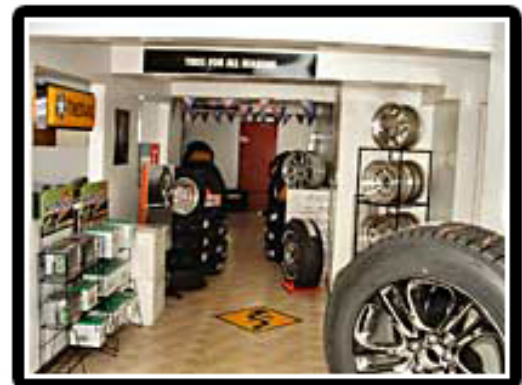
- Very reasonable rate at \$8.60 p.s.f. (p.a)
- Common Op Costs \$2.85 p.s.f.
- Lease comes due Aug. 2010
- 5-year option to renew

Price

- \$90,000

Remarks

- Staff unaware of sale
- To view, call listing realtor
- Landlord will negotiate new lease with new owner
- Owner will provide training session
- Other brands of tires sold
- Regular client base
- Inventory, about \$20,000, is extra



Showroom Display

For further informatiion, please call...

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