



# **FOR SALE**

## **20179 56 AVENUE**

### **LANGLEY, B.C.**

**Remarks:** - Revenue property

- One long-term tenant on main floor
- 7 long-term small-room tenants on 2nd floor
- In central Langley City

**Location:** - 2 Blocks east of 200th St, 1 block south of Fraser Highway

- Apartment blocks to the south and west, commercial development to the north and east.

**Building :** - Two-storey building with 2,916 sq.ft on each floor.

- Approx 40 years old
- Very well maintained
- New roof in 2007
- Designed for 9 rental units.

**Property :** - 58.51' x 120' = 7,032 sq.ft. Lot

- 14 parking stalls off rear lane

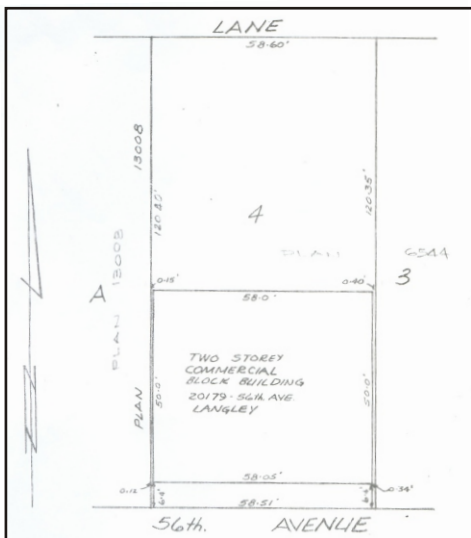
- on the bus route

**Revenue :** - Gross income about \$77,000

- Operating expenses ( including 4% management fee) approx \$ 24,000

- Net income approx \$ 53,000

**Price :** - \$960,000



**Site Plan**



**Rear of Building**

**Comments :**

- Tenant Roll, building plans & financial statements available to qualified buyer
- Lower floor is leased to one tenant but is designed to accommodate two
- Upper floor has 7 small offices, constantly rented
- Rent is collected on a gross basis and rises steadily year by year
- DO NOT DISTURB TENANTS, UNAWARE OF SALE

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