

# FOR LEASE



**20232 Fraser Highway**  
Langley City

## Features

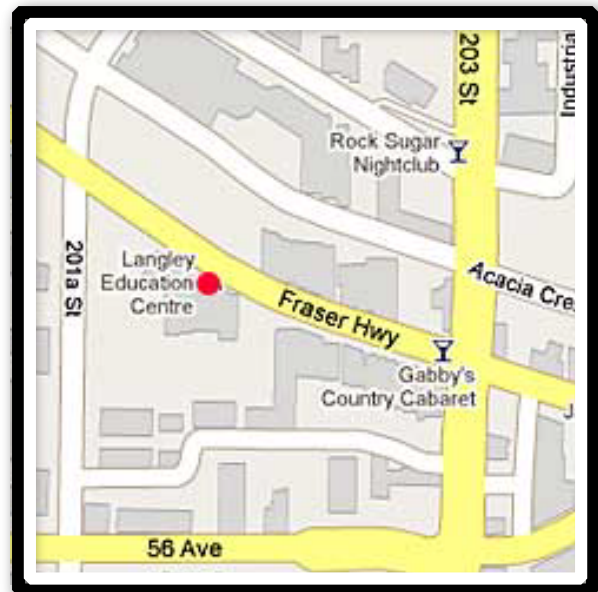
- 825 sq. ft. storefront on Fraser Hwy.
- Retail section in front & workshop in rear

## Location

- Part of Sundell Square
- One of 3 stores on front street

## Lease

- Basic rent \$928.12 per month (\$13.50 p.s.f.)
- Operating Costs \$462.00 per mo. (\$6.72 p.s.f)
- Current lease runs until Jan. 31, 2013



## Evan Brett

Office: 604.530.0231

Cell: 604.788.5058

Visit [www.evanbrett.com](http://www.evanbrett.com)

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[www.royallepage.ca](http://www.royallepage.ca)



*Showroom*

## Features

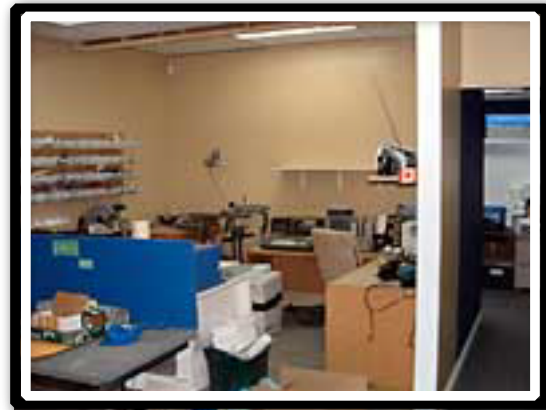
- About 450 sq. ft. front showroom
- Includes desk enclosure
- About 375 sq. ft. workshop area & washroom
- Number storage shelves
- Slot walls
- Work benches and display cases available

## Parking

- Large parking lot
- Street parking as well

## Remarks

- Sub-lease with current tenant
- Banner sign included
- Rear access through common hallway



*Rear Work Area*

For further information, please call...

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