

# FOR SALE



## INVESTMENT PROPERTY 5783, 85 and 87 200th Street LANGLEY CITY

### Comments

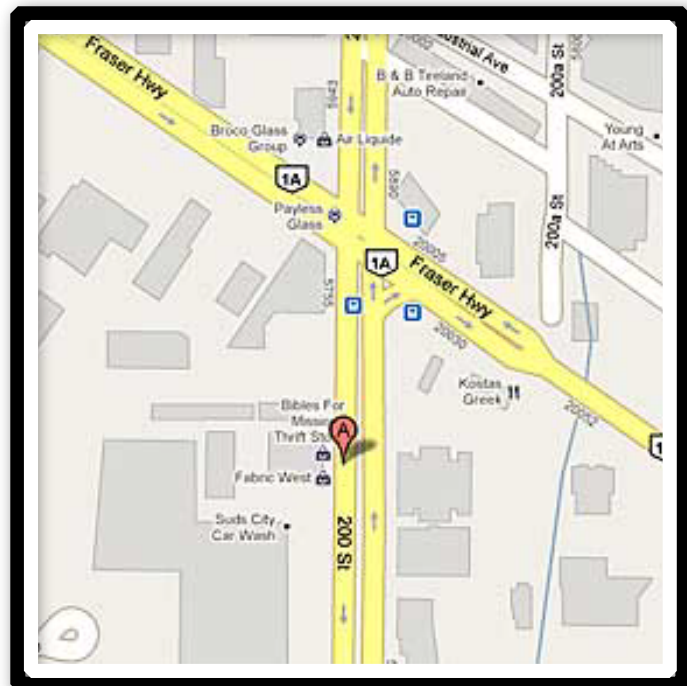
- Fully leased to 9 tenants
- 7.15% capitalization rate

### Location

- 5783, 5785 and 5787 200th St.
- Just South of Fraser Highway

### Improvements

- 2 buildings
  - Building A approx. 7,336 sq. ft.
  - Building B approx. 6,300 sq. ft.  
With 1,350 sq. ft. suite above
- Ornamental block construction
- Stucco finish on Building A



## Evan Brett

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## ...Improvements continued

- New torch-on roof (2009)
- 6 grade-level doors
  - 5 doors at 12 ft. x 14 ft.
  - 1 door at 12 ft. x 10 ft.
- 3-bedroom suite in excellent condition
- Building A has in-floor heating

## Land

- Approximately .63 acres
  - 126 ft. frontage x 218.45 ft. depth
- Level, paved
- 32 parking stalls

## Tenancies

- Number of long-term tenants
- Fabric shop, music studios, appliance sales & service, furniture sales & repairs

## Price

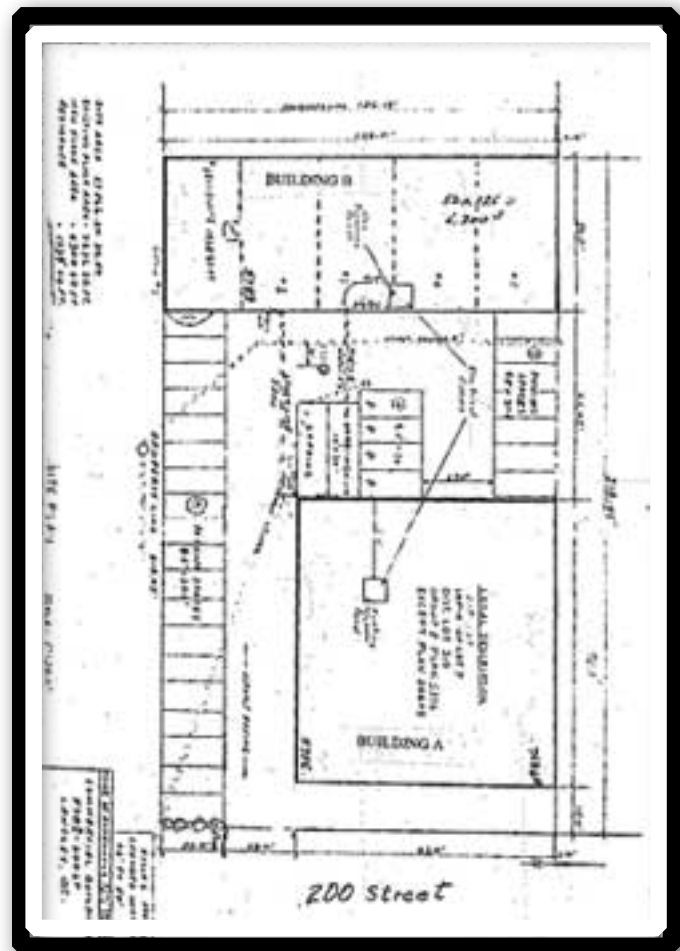
- \$2,100,000

## Remarks

- See attached Tenant Roll and Floor Plans
- Building A formerly housed 5 tenants but Bibles for Missions has continually expanded and now leases 5,000 sq. ft.



Front of Building



Site Plan

For further information, please call...

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