

FOR SALE



***20473 - 20475 - Douglas Crescent
Langley, B.C.***

Remarks : Revenue property
- Share sale preferred

Location : One block south of Fraser Highway
- Across from Douglas Park

Land : 10,300 square feet
- " L " shaped, see attached sketch
- 100 Foot frontage

Improvements :

- 5,508 square feet net leaseable
- Single - storey in 2 buildings
- 5 leaseable units
 - currently 4 tenants
- concrete block construction
- Brick and stucco finish
- Tar and gravel roof
- Approximately 30 years old
- 11 parking stalls on site



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Revenue : See attached Tenant Roll

- Net, approx. \$ 60,637.21 in 2007
- annual increases

Price : \$ 890,000.00

Comments :

- Seller would prefer sale of 100% of shares of BC limited company
- Tenants are all relatively long-term
- Annual increases based on Vancouver Consumer Price Index
- Public parking next door as well as across the street
- PLEASE DO NOT DISTURB THE TENANTS !!

For more information please contact

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