

FOR SALE



THE BRAKE SHOP 2091 - Industrial Avenue Langley, B.C.

Remarks : Very profitable one-man operation

- Specializing in brake repair
- High exposure location

Location : Front unit in a multi-tenant industrial complex in Langley City

- One block east of 200th Street

Lease : 1,700 square foot unit with office and small mezzanine

- Gross rent of \$ 1,455.54 p.m. Plus GST
- Month-to-month tenancy (see comments)



Shop



Office

Operation : Current owner has had business for over 15 years

- Repairs between 750-1,000 vehicles per annum
- Open only 5 days per week

Equipment : All existing equipment goes with the sale
- except owner's personal hand tools

- New compressor
- Equipment list available

Price : \$129,000

Comments : Financial statements available to qualified buyer

- Month-to-month tenancy has been that way for 34 years
- long-term lease available, if required
- ADT alarm system installed
- Advertizes in both the Yellow Pages
and in the Western Phone Directory.

For further information please contact

ROYAL LEPAGE

**Wolstencroft
Realty**

www.royallepage.ca

EVAN BRETT

OFFICE : 604-530-0231

CELL : 604-788-5058

E-MAIL : evbrett@telus.net

Visit www.evanbrett.com