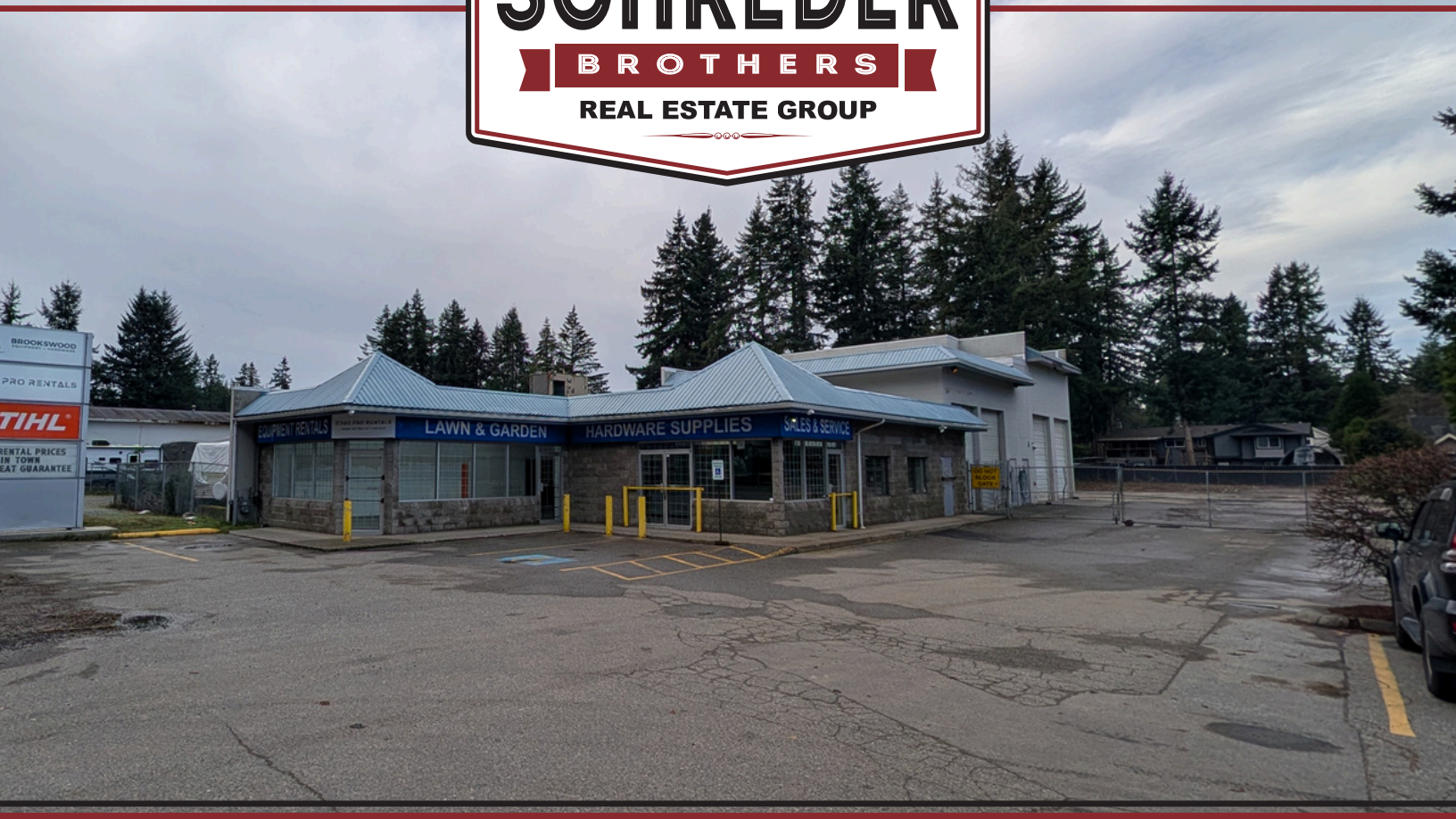
ROYAL LEPAGE®
Wolstencroft Realty

SCHREDER BROTHERS REAL ESTATE GROUP



FOR LEASE

101 - 4115 208 Street
Langley, BC

Building & Yard Space in Brookswood

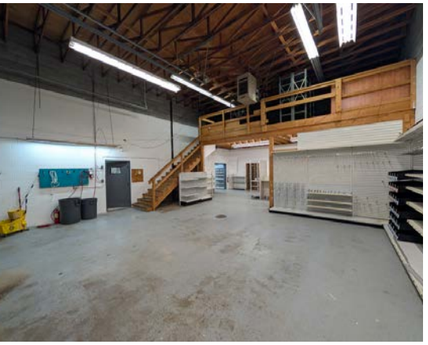
- High Visibility
- Functional Layout
- Optional Yard Space
- Available Immediately

JAMIE SCHREDER
Personal Real Estate Corporation

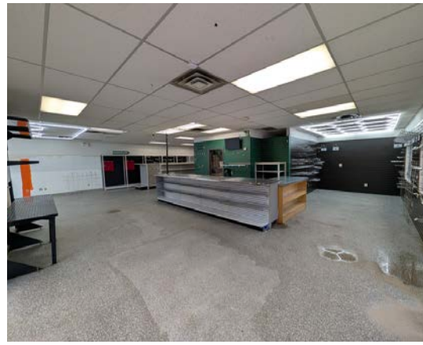
CORY SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
Personal Real Estate Corporation

604-530-0231 COMMERCIAL@SCHREDERS.CA WWW.SCHREDERS.CA





BUILDING LEASE

BUILDING SIZE
6,184 ft^2

BASIC RENT
$20.00 / ft^2 / per annum

ADDITIONAL RENT
$9.44 / ft^2 / per annum

EST. GROSS RENT
$15,171.42 / month + GST

YARD OPTIONS

AREA A
17,000 ft^2

AREA B
10,000 ft^2

BASIC RENT
$2.00 / ft^2 / per annum

ZONING

C-2A (Community Commercial)
Intended to accommodate a wide range of commercial, service, and retail uses.

POWER SUPPLY

3-Phase / 400-AMP / 240-Volt
Tenant to verify power supply is sufficient for its intended use



101 - 4115 208 Street (Langley, BC)

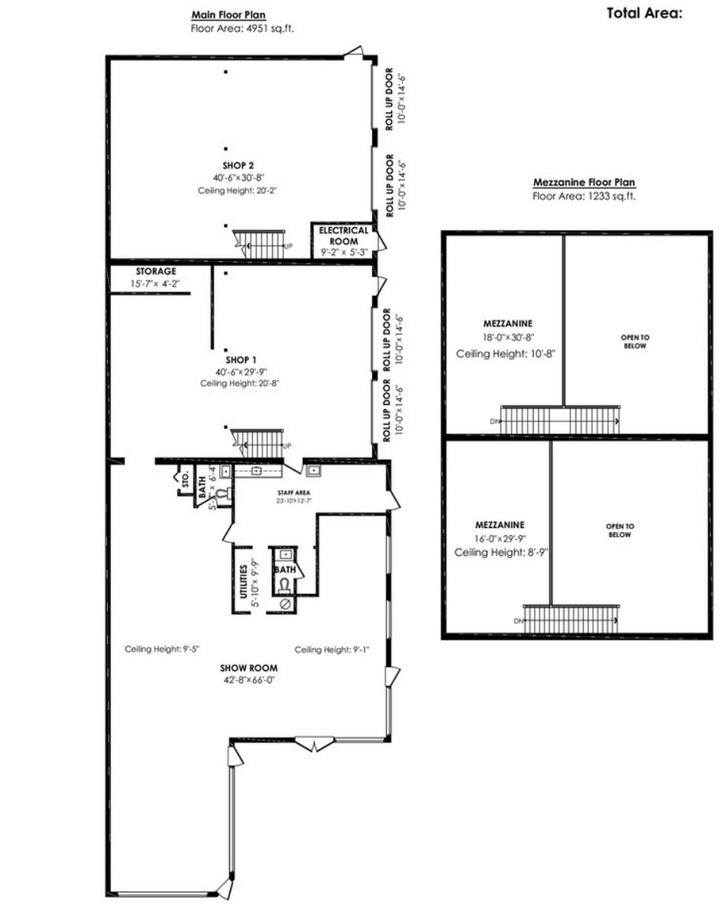
This versatile 6,184 square foot quasi-retail building offers fantastic exposure along 208 Street in Brookswood. The highly functional layout includes 2,403 square feet of showroom space plus 2,548 square feet of warehouse area and 1,233 square feet of mezzanine space split between two separate shop spaces. Tenants also have the option to add on secure, fenced yard space ranging from 10,000 to 27,000 square feet. Benefiting from flexible C-2A (Community Commercial) zoning, this property allows for a wide range of commercial, service, and retail uses.

This is an exceptional opportunity for businesses seeking immediate occupancy and high visibility to establish or expand their operations.

- High Visibility
- Optional Yard Space
- Available Immediately

101-4115 208 Street, Langley

Show Room:	2,403 sq. ft.
Shop 1:	1,289 sq. ft.
Shop1 Mezz.:	597sq. ft.
Shop 2:	1,259 sq. ft.
Shop 2 Mezz. :	636 sq. ft.
Total Area:	**6,184 sq. ft.**



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



YARD


YARD


YARD





DRIVE TIMES

CLOVERDALE	17 MINS
MAPLE RIDGE	34 MINS
SURREY	36 MINS
ABBOTSFORD	37 MINS
BURNABY	37 MINS
DELTA	38 MINS
VANCOUVER	56 MINS

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LORI NICOL
Unlicensed Assistant

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