

# FOR SALE

MLS #: C8027056

Unit 6 - 27250 58th Crescent  
Langley, BC  
V4W 3W7



## INDUSTRIAL OFFICE & WAREHOUSE UNIT FOR SALE IN GLOUCESTER

Located in the covenanted area of Gloucester, this 2-story building offers over 3350 SF of office space and 950 SF of warehouse. Large windows encompass the front of this corner unit letting in tons of natural light to the boardroom and office spaces on both floors, while the AC helps to diminish the heat. With easy access to Highway 1, well maintained grounds and many more features this unit won't be on the market for long.

**RE/MAX**  
COMMERCIAL®

RE/MAX Little Oak Realty  
#120-9220 Glover Rd., Langley, BC V1M 2S2  
Office: 604.888.2475 Office Fax: 1.866.551.3410  
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**CDW**  
& ASSOCIATES

CDWandAssociates.com

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## OVERVIEW

### TYPE

Industrial Office/  
Warehouse Property

### SALE PRICE

\$1,499,000

### SALE TYPE

Asset

### SIZE

4,318 SF (Total)

- 3,368 SF Office
- 950 SF Warehouse

### ZONING

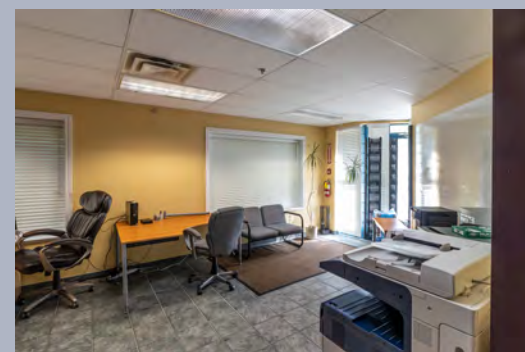
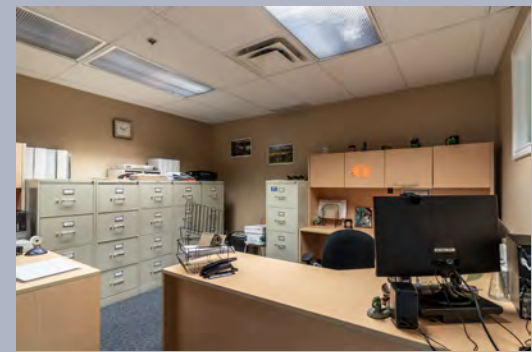
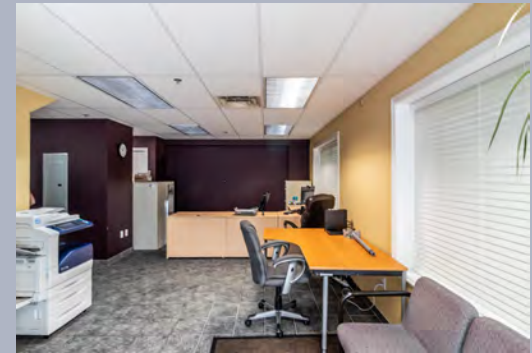
M3 - Heavy Industrial  
Zone

### PIDS

025-602-918

### TAXES

\$7,049.92 (2019)



The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Little Oak Realty, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

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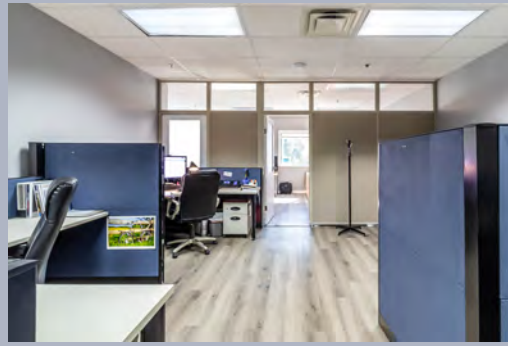
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## HIGHLIGHTS

- Large bay door into warehouse
- Kitchenette downstairs & upstairs
- 2 sets of stairs into upper story for separate entry
- Welcoming reception area
- Lots of windows for natural light
- Boardroom directly off work areas
- Bathroom on both floors
- Multiple offices/work spaces on each floor
- Laminate/carpet throughout
- Very well maintained building & grounds



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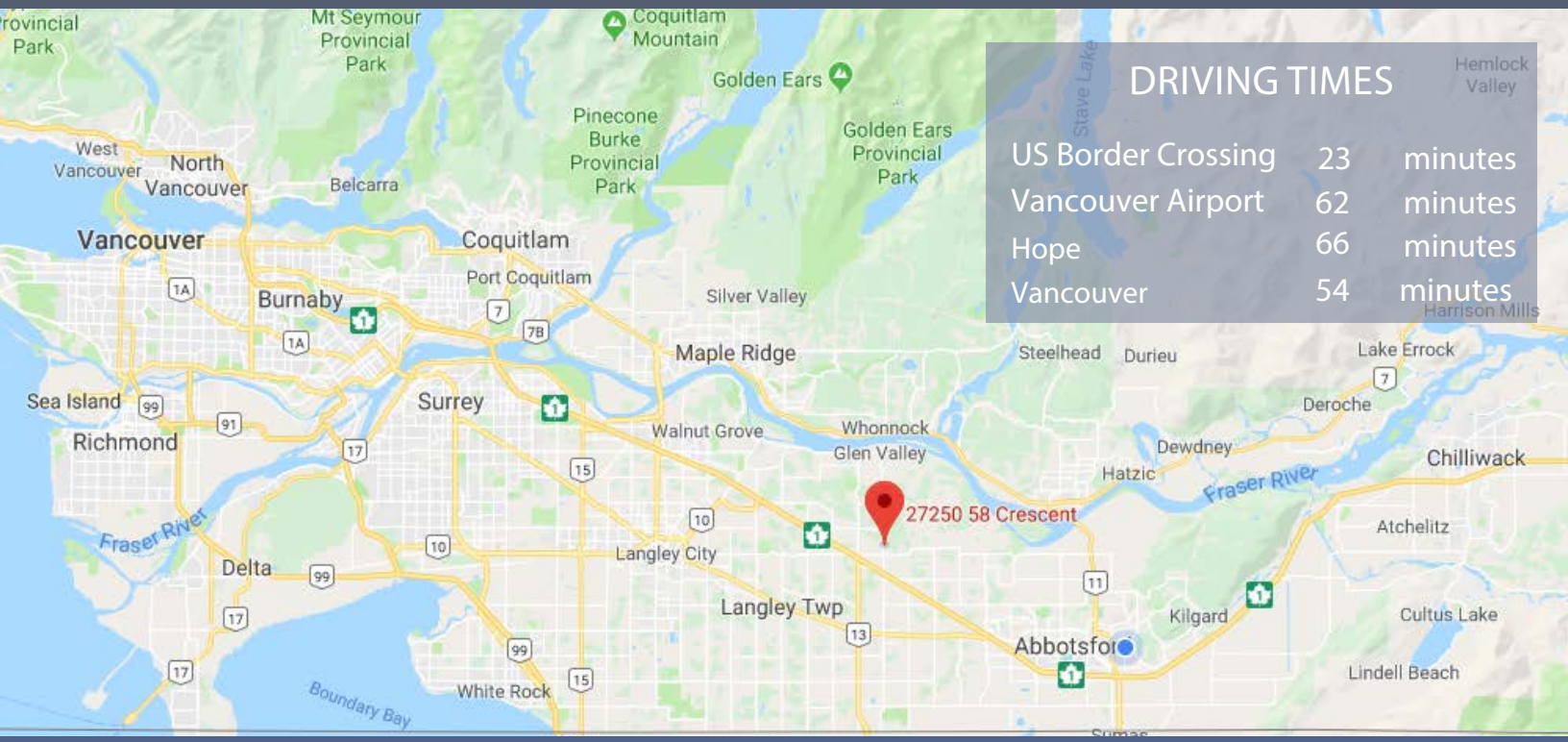
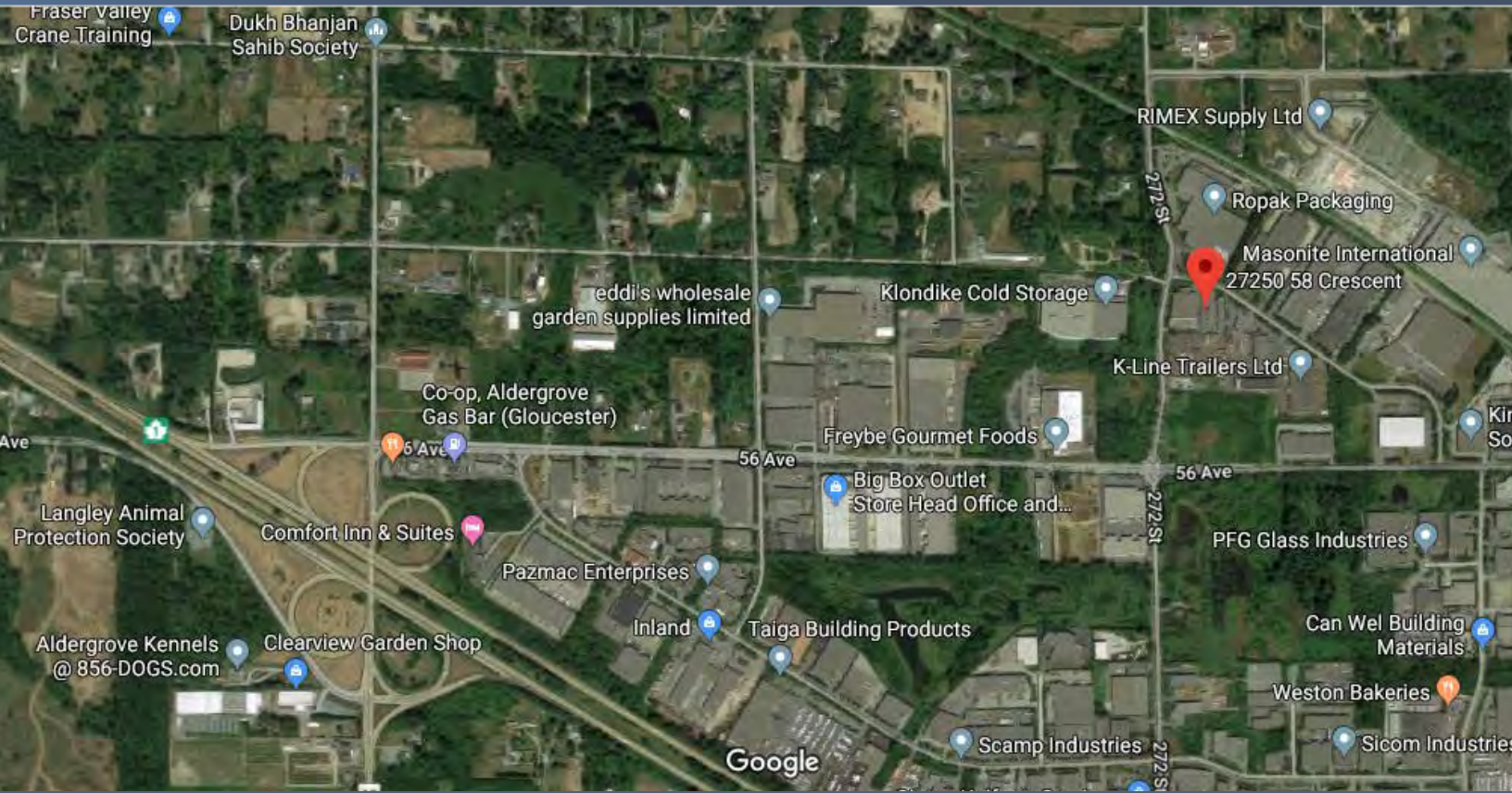
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DRIVING TIMES		
US Border Crossing	23	minutes
Vancouver Airport	62	minutes
Hope	66	minutes
Vancouver	54	minutes



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