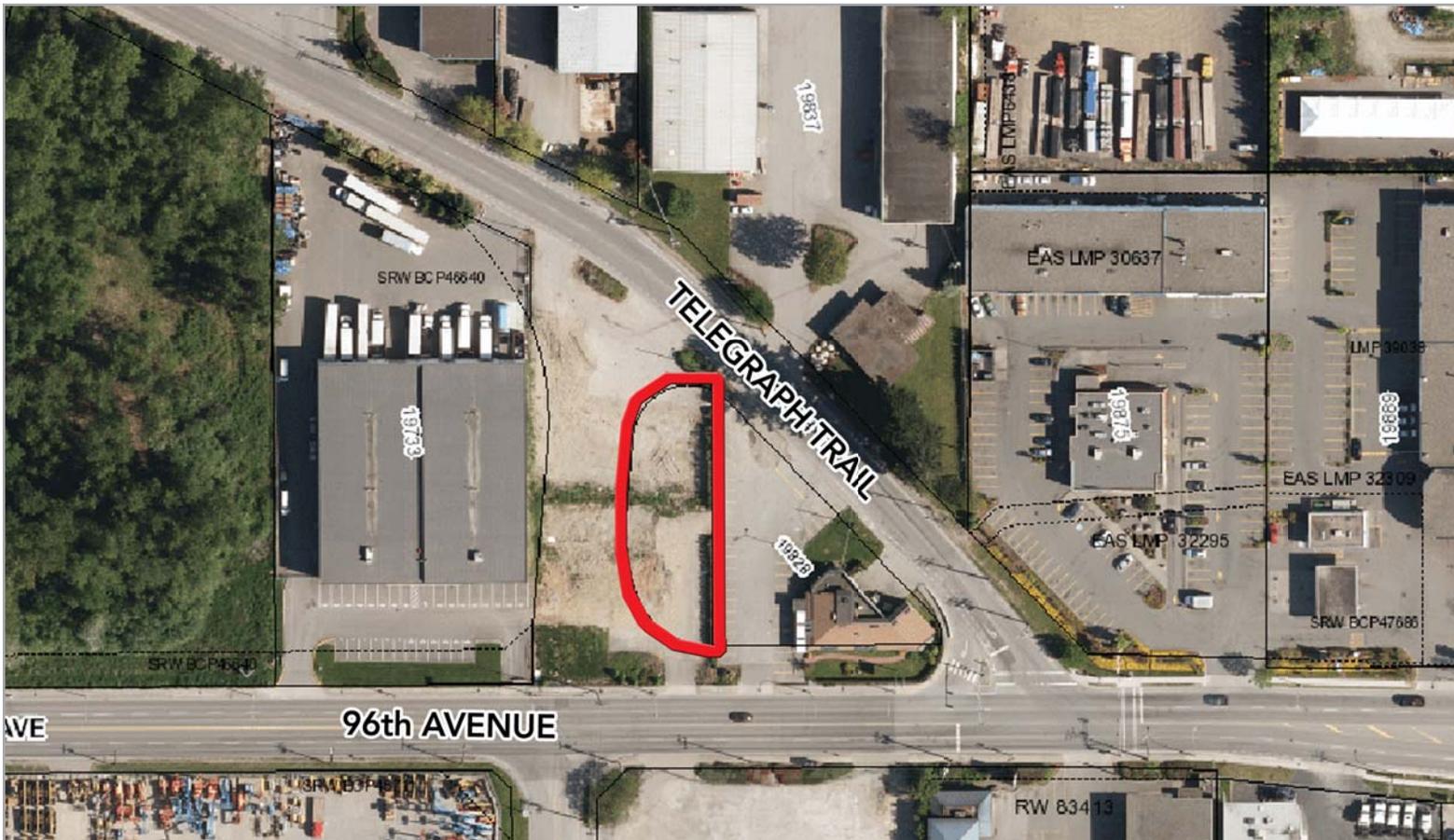


FOR SALE

Designated for Commercial Use
Port Kells/Northwest Langley Industrial Area



Lot 2 Telegraph Trail, Langley, BC

LOCATION

The subject property is located at the corner of 96th Avenue and Telegraph Trail, north of the Trans Canada Highway/200th Street intersection in the Port Kells/Northwest Langley Industrial area. This area is one of the fastest growing industrial areas in the Metro Vancouver area, and offers excellent access directly to the Trans Canada Highway via either 200th or 176th Streets, and easy access to all municipalities in Greater Vancouver. This fully-serviced area is close to Langley and Guildford labour supplies and has zoning which allows light, medium and heavy industrial uses.

William N. Hobbs*
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**Personal Real Estate Corporation*

 **CUSHMAN & WAKEFIELD®**
Global Real Estate SolutionsSM

FOR SALE

Designated for Commercial Use
Port Kells/Northwest Langley Industrial Area

LEGAL DESCRIPTION

Lot 2, Dist. Lot 122, Group 2, N.W.D., Plan BCP46641
PID: 028-367-944

ZONING

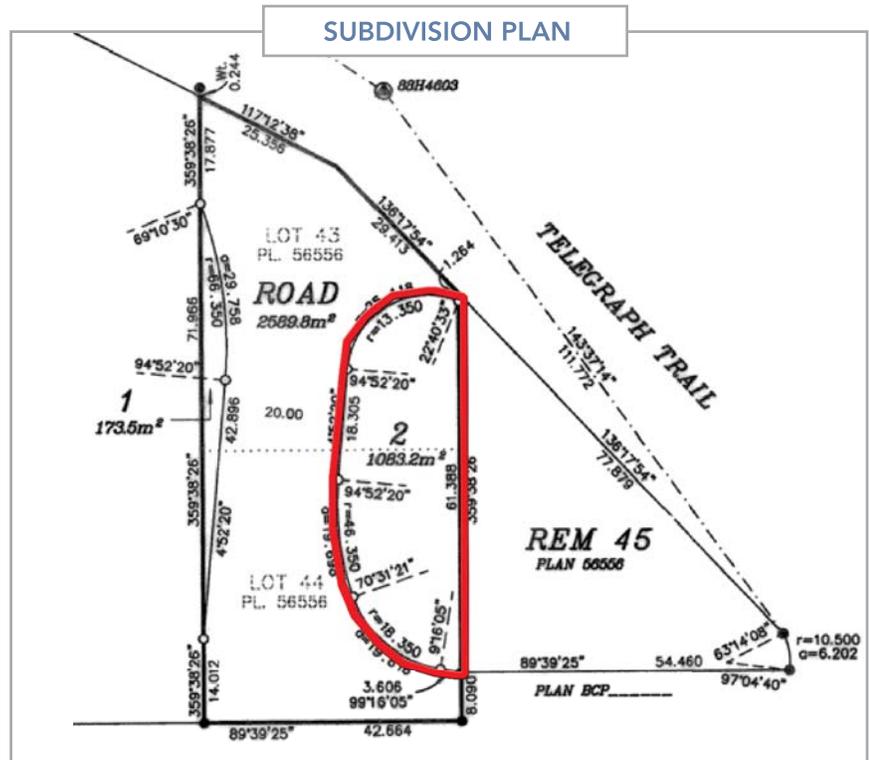
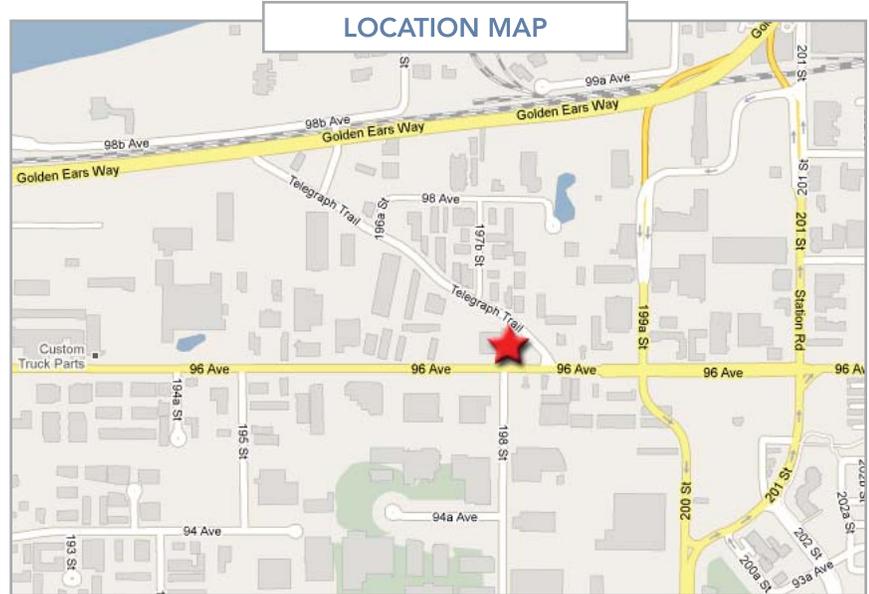
M-1A. (Service Industrial)
Allowing for a wide range of industrial,
service commercial, office and retail users.

SITE SIZE

11,659 sf

ASKING PRICE

Please consult exclusive listing agent for details.



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