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501 - 889 Pender Street, Vancouver

PROPERTY DESCRIPTION

12 – 27272 Gloucester Way, Langley offers a rare opportunity to secure a versatile industrial unit in the heart of Gloucester Industrial Estates. The property is currently leased until February 17, 2027, providing immediate holding income with flexibility for future use. The unit features open-plan warehouse space ideal for a wide range of industrial users, with grade loading and ample ceiling height. Whether you're looking to invest and collect income or occupy the premises for your own operations after lease expiry, this is a strategic location with convenient access to Highway 1 and major transportation routes. Reach out for lease details and to explore long-term ownership potential.

PROPERTY HIGHLIGHTS

PRICE:
\$1,275,000

STRATA FEE:
\$380.58/MONTH

MLS NUMBER:
C8068866

SALE TYPE:
ASSET (STRATA)

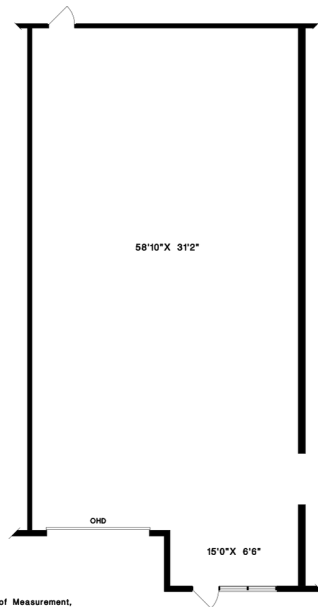






FLOOR PLAN

#12 - 27272 GLOUCESTER WAY,
LANGLEY, B.C.



AREA CERTIFICATION: APRIL 28, 2025
As evidenced by our signature and in accordance with the
ANSI/BOMA Z85.2-2008 Industrial Buildings: Standard Methods of Measurement,
we hereby certify the Occupied Area of this SUITE to be 2,015 Square Feet.

CRAIG W. NICHOLS
MEASURE MASTERS



DRAWN BY: CH
DATE: APRIL 2025
REVISED:



#12 - 27272 GLOUCESTER WAY,
LANGLEY, B.C.

SUITE #12
OCA
2,015 SQ.FT.

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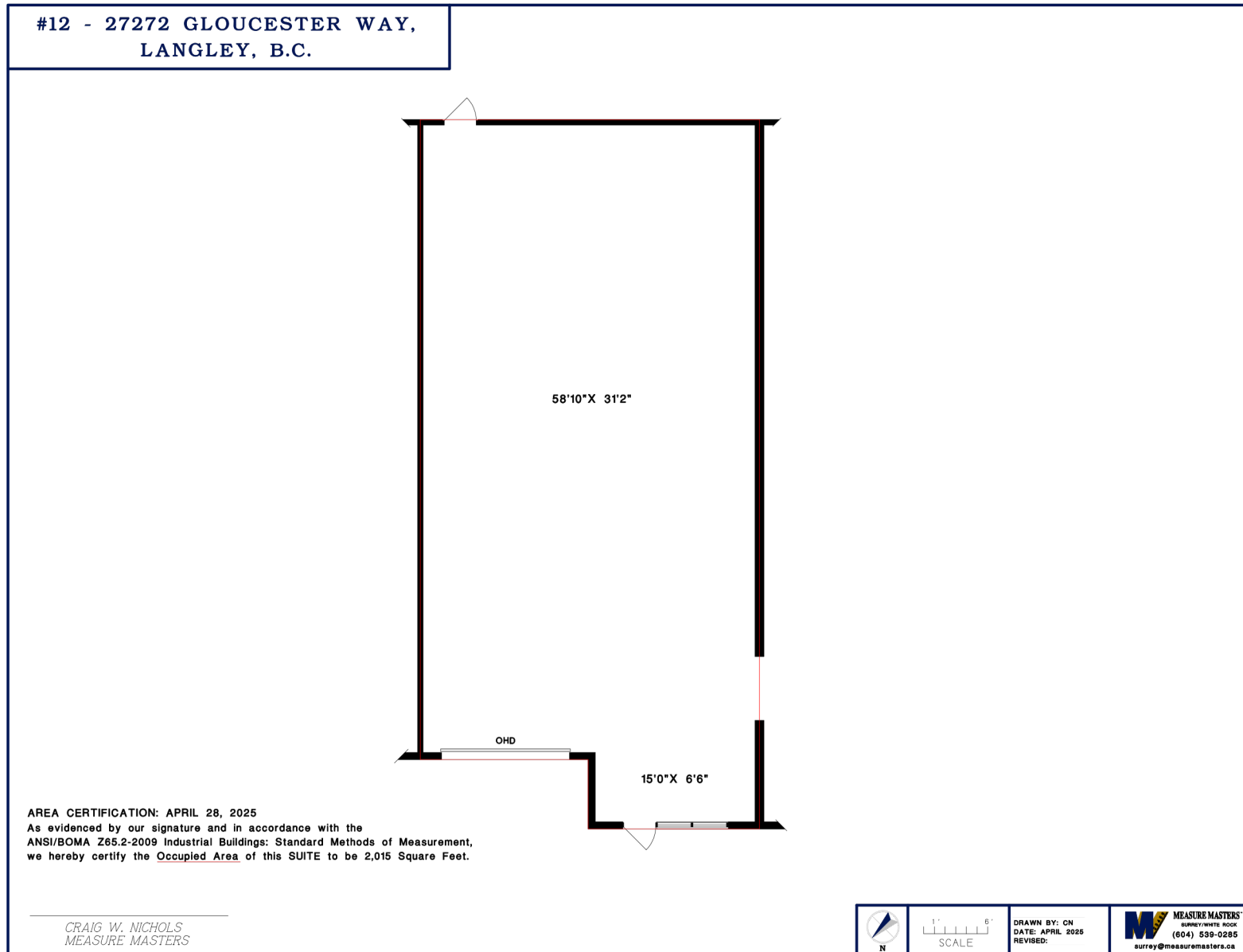
CRAIG W. NICHOLS
MEASURE MASTERS



DRAWN BY: CH
DATE: APRIL 2025
REVISED:



FLOOR PLAN



LOCATION - LANGLEY

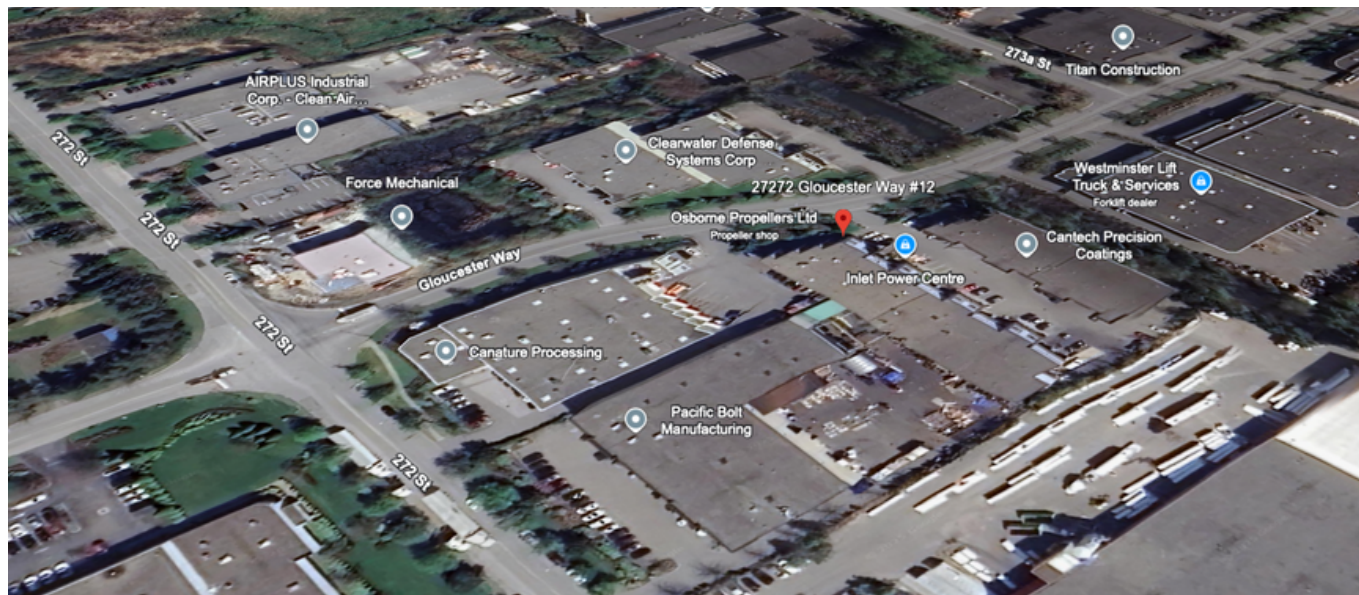
CDW
& ASSOCIATES
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



**INCOME READY:
LEASED UNTIL FEB
2027 FOR
IMMEDIATE RENTAL
INCOME.**

**PRIME INDUSTRIAL
LOCATION:
SITUATED IN
GLOUCESTER
INDUSTRIAL
ESTATES WITH
EXCELLENT ACCESS
TO HIGHWAY 1**



**VERSATILE SPACE:
OPEN WAREHOUSE
WITH GRADE
LOADING & HIGH
CEILINGS.**



CONTACT US FOR MORE INFORMATION

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