



FOR LEASE

Unit 202 - 23242 Mavis Avenue
Fort Langley, BC

Turnkey Medical Office

- » High Foot Traffic Location
- » Move-In Ready
- » High-Quality Finishes
- » Rare Opportunity

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 2,527 ft²

BASIC RENT

\$34.00/ ft² / per annum

ADDITIONAL RENT

\$7.46 / ft² / per annum

EST. GROSS RENT

\$8,730.78 / month + GST

ZONING

C-2 (Community Commercial)

Intended to accommodate a wide variety of commercial uses

POWER SUPPLY

3-Phase / 400-AMP / 208 - Volt

*Tenant to verify that power supply is accurate and sufficient for its intended use.



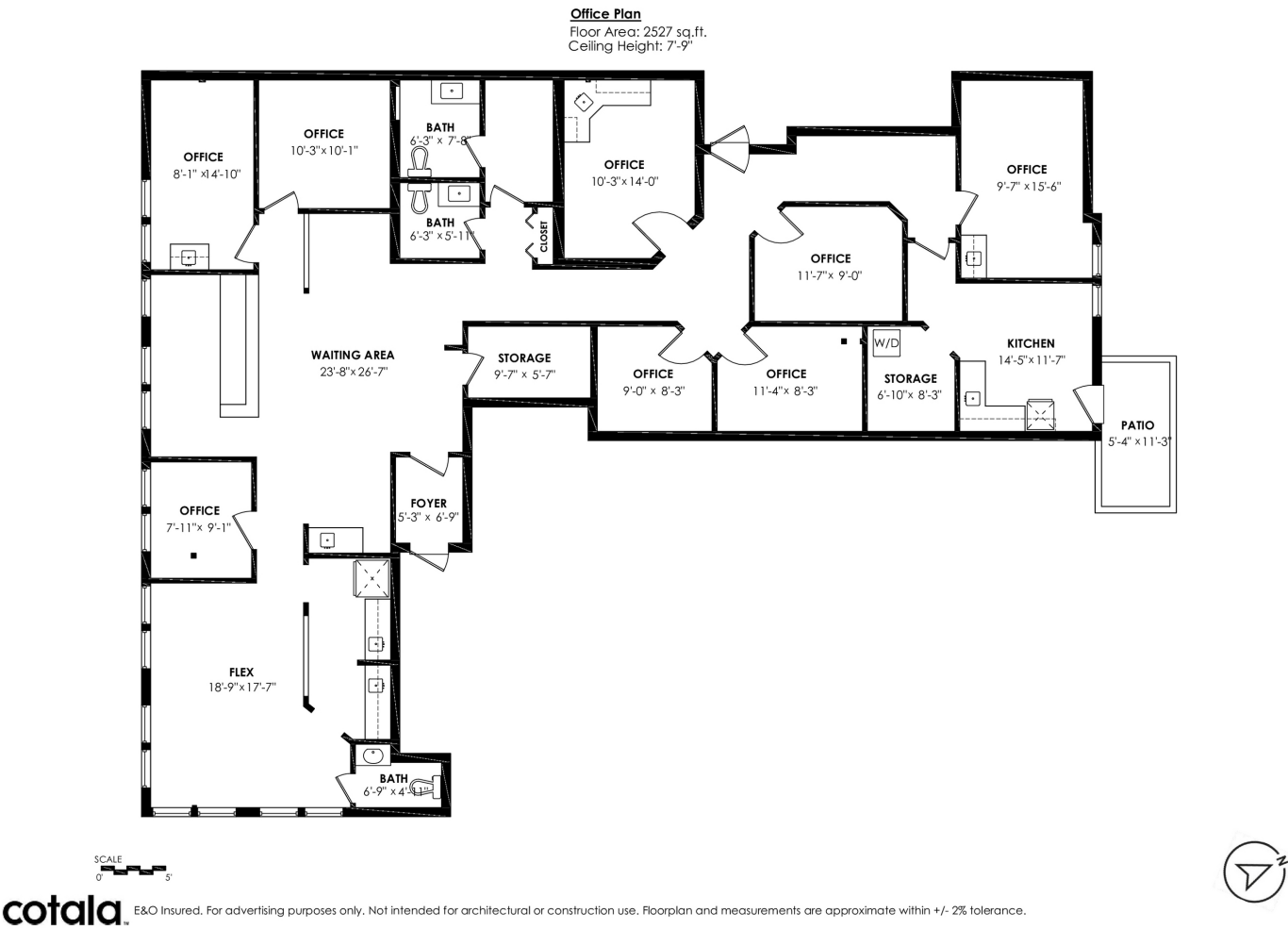
Unit 202 - 23242 Mavis Avenue
(Fort Langley, BC)

A rare opportunity to lease a turnkey medical space in the heart of Fort Langley! This top-floor space includes a welcoming reception area, 3 private washrooms, a flex space with common sinks, a staff room, dryer venting, and several private offices. A fantastic opportunity for a wide variety of medical and wellness-oriented businesses.

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202-23242 Mavis Avenue, Langley

Office: 2,527 sq. ft. Patio: 75 sq. ft.
Total Area: 2,527 sq. ft. Total Extras: 75 sq. ft.



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

MAPLE RIDGE	24 MINS
CLOVERDALE	26 MINS
SURREY	30 MINS
BURNABY	30 MINS
ABBOTSFORD	30 MINS
WHITEROCK	45 MINS
DELTA	49 MINS

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