




Presented by:  
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<b>ACTIVE</b> <b>C8021602</b> <b>Board: F</b> Multi-Family Commercial	<b>22355 48 AVENUE</b> Langley Murrayville V3A 3N4	<b>\$4,300,000</b> (LP) (SP) (LR sq. ft. p... 
Investors alert, Fantastic holding property! A BEAUTIFUL AND QUIET SPACE! Spectacular One owner of all 10 Apartments with all separate PID's, good tenants, located in beautiful Murrayville neighbourhood, all on 2nd floor. 6 (1 bed) + 4 (2 beds) units with all U/G parking. These very well kept bright & spacious apartments features big storage room, nice floorings, colors and MUCH MORE! Large balconies extends living & entertaining space into the outdoors. This rare find is extremely close to shopping, transit, hospital, rec. centre with pool, library, Restaurants, list is endless but extremely quiet location, hurry on these bright 10 apartments. All utilities and bills and paid by individual tenants. Call for more info.		
<b>Virtual Tour:</b>		
<b>Firm:</b> <a href="http://Century21CoastalRealty.com">Century 21 Coastal Realty (Surrey) Ltd.</a>		

**Property Details**

**Interest In Land:** Freehold  
**Environmental Assessment Phase:** None  
**Occupancy:** Tenant  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:****Restrictions:****General Building Details**

**Subj. Space SqFt:** 7,650      **Width / Depth:** /  
**Year Built:** 1998  
**Complex Name:**  
**# of Buildings:**      **# of Storeys:**  
**# of Loading Doors:**      **# of Grade Doors:**  
**Parking Spaces:** 18      **# of Elevators:**  
**Roof:** Metal Shingles  
**HVAC:** Electric, Separate Controls  
**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

**Lease Details**

**Lease Rate Sq. Foot:**  
**Lease Size Sq. Foot:**  
**Lease Type:**

**Lease Op Cost SqFt:**  
**Additional Rent/SF:**  
**Lease Term (Months):**  
**Lease Expiry Date:**

**Lease SubLease:**  
**Tot. Spce Avail for Lse:**  
**Subj. Unit Cont. Spce:**