

1,375 SF



**#201 - 20689 Fraser Highway**  
Langley, BC

## Opportunity

Recently renovated space located on Fraser Highway in downtown Langley City. Easy access to Glover Road and the Langley Bypass.

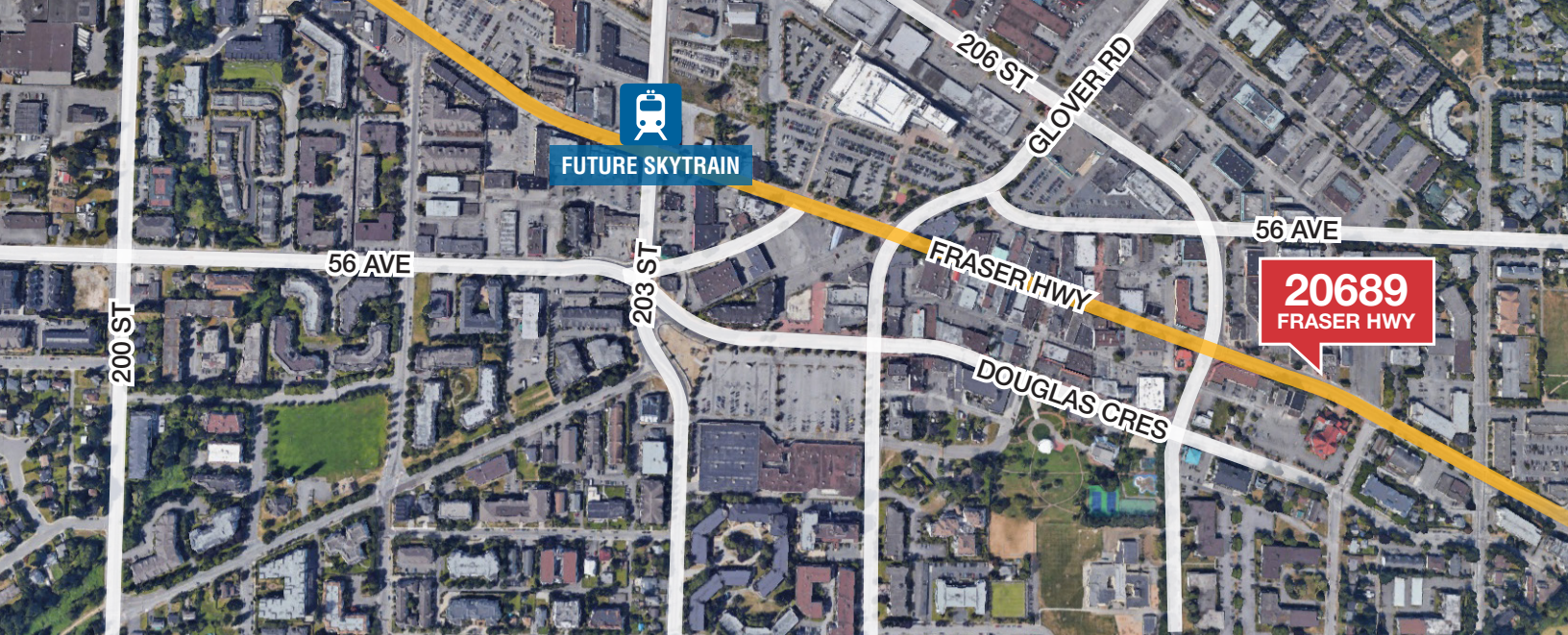
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**NAI Commercial**

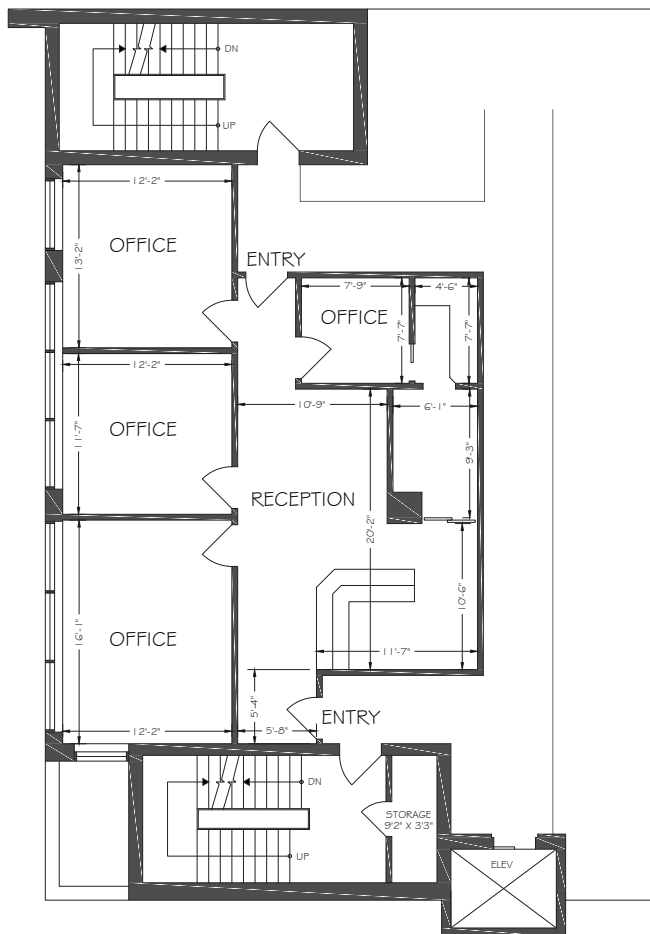
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## #201 - 20689 Fraser Hwy

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### Property Details

**Size**  
1,375 SF

**Unit Description**  
Second floor office, includes reception, 3 private offices, an open work area and storage with new carpet and paint.

**Net Rent**  
\$20.00/SF per annum

**Operating Costs and Property Taxes (2024)**  
\$11.96/SF per annum + electricity

**Estimated Monthly Rent**  
\$3,662/month + GST

**Availability**  
Immediately

**Zoning**  
C1

**Parking**  
Ample street parking plus free parking at rear of building



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