

Goodman:

FOR SALE



8 STRATA-TITLED GROUND-FLOOR RETAIL UNITS WITH AN OPTION TO BUY A LUXURY 3-BEDROOM "OWNER'S" RESIDENTIAL SUITE IN CHARMING FORT LANGLEY

MAVIS COURT
23343 MAVIS AVENUE, FORT LANGLEY

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MAVIS COURT

Address	23343 Mavis Avenue, Fort Langley
Legal	Strata Lots 1-8 District Lot 19 Group 2 NWD Strata Plan BCS 695
PIDs	025-868-136, 025-868-161, 025-868-187, 025-868-195, 025-868-209, 025-868-217, 025-868-225, 025-868-233
Year built	2004
Zoning	C-2 MIN 930M – Commercial
Parking	13 stalls
Taxes (2017)	\$29,850
Units	8 commercial retail units
Net rentable area	5,956 SF
Net operating income	\$158,220

Price	\$4,390,000
Price/Unit	\$548,750
Price/SF	\$737
Cap rate	3.6%



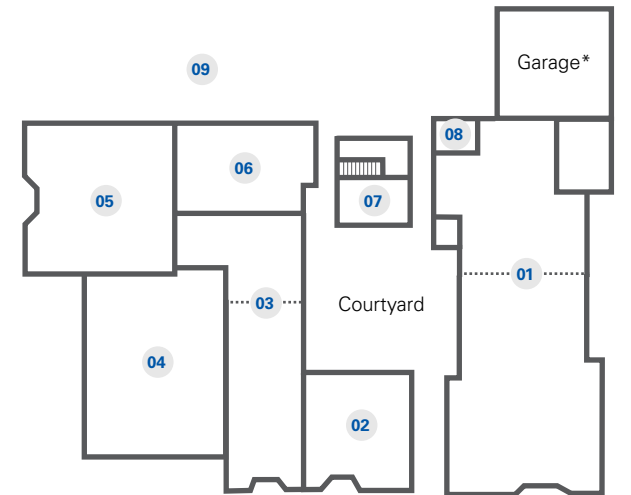
On Mavis Avenue, looking at Tokyo Garden



OPPORTUNITY

This offering consists of 8 retail strata-titled units located in quaint and historic Fort Langley. Built in 2004 and extraordinarily well maintained, the property exudes the old-world charm that characterized the trading post era of the 1830s. The 8 strata units total 5,956 SF of retail space and feature 7 tenants and 13 parking stalls. This is truly a turnkey property with a genuine pride of ownership.

There is also the option to buy a beautiful three-bedroom corner strata residential unit on the top floor totalling an impressive 2,258 SF. Truly one of a kind, the meticulously maintained suite has all the trappings of a modern luxury suite. Expansive rooms, high ceilings, and lots of natural light, this unit feels like you are in a large home! Includes an additional large 2-car garage*. Contact agent for pricing.



- | | |
|---|------------------------------------|
| 01 Sabà Café by the Rustic Gourmet | 05 Sweetgrass Naturals |
| 02 Maven Jewelry | 06 Serendipity Hair Studio |
| 03 Niche Boutique Florals | 07 Tricia Antoniuk MSW, RSW |
| 04 Tokyo Garden | 08 Washroom |
| | 09 Parking |

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.

23343 MAVIS AVENUE, FORT LANGLEY

LOCATION

Mavis Court is located in charming Fort Langley that offers a quaint, historic village experience close to transit, restaurants, medical clinics, boutique shopping, art galleries, Belmont Golf Course, parks and the famous Fort Langley National Historic Site—a former fur trade post of the Hudson's Bay Company. Situated on Mavis Avenue and Church Street, there is direct access to major transportation routes including Glover Road, allowing an easy commute to surrounding destinations.

FILM & TV WORK

We've all heard Vancouver referred to as "Hollywood North", but many movies and television shows have chosen Fort Langley as their set location due to its old-time, small town look and feel.

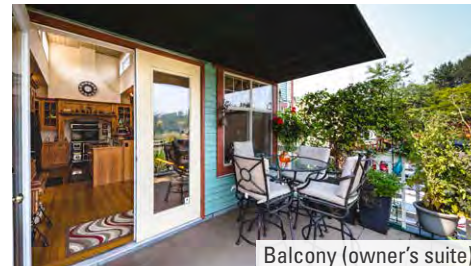
Fort Langley (and the subject property) has been featured in numerous film and television productions over years such as The Vampire Diaries (American supernatural drama television series), Bates Motel (a contemporary prequel to Psycho), Cedar Cove (Hallmark drama), Riverdale (Archie Comics-inspired teen drama), Supernatural (fantasy horror series), Once Upon A Time (fantasy drama series), Air Bud (popular movie series featuring a sports-playing Golden Retriever), I'll Be Home For Christmas (Christmas family comedy), to name a few. This provides additional revenue from time to time for the ownership—a nice bonus!



Option to buy owner's 3-bedroom suite on the 2nd floor



Courtyard view from 2nd floor



Balcony (owner's suite)



Kitchen and dining room (owner's suite)

Goodman:



MCMILLAN ISLAND

FORT LANGLEY AIR

FRASER RIVER

SUBJECT

RIVER RD

TRANS CANADA TRAIL

MAVIS AVE

GLOVER RD

CHURCH ST

MARY AVE

QUEENN ST

HUDSON BAY ST

FRANCIS AVE

PARKS & RECREATIONS

- 01 Fort Langley National Historic Site
- 02 Marina Park
- 03 Langley Centennial Museum, B.C. Farm Museum
- 04 Fort Langley Park
- 05 Community Hall, Library
- 06 CN Station, Fort Langley CNR Museum
- 07 Fort Langley Canoe Club, Fort Langley Youth Rowing Society, Langley Heritage Society

SHOPS & AMENITIES

- 01 Wendel's Bookstore & Cafe, Season's, Integrated Health Clinic, Mangia E Scappa
- 02 Fort Langley Dental Office
- 03 Pharmasave, Subway
- 04 Country Lane Antiques, Rempel Mercantile
- 05 Canada Post
- 06 Coast Capital Savings
- 07 BC Liquor Stores, Fort Langley Bakery

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