

HQ

Commercial

# FOR LEASE

BUILT-TO-SUIT QSR OPPORTUNITY WITH  
DRIVE-THRU

JOIN CANCO PETROLEUM

**6763 216 STREET,  
LANGLEY**

## MILNER CORNER





## OPPORTUNITY

Canco Petroleum has locations all over Western Canada, lease 1-3 units next to one of their Canco Petroleum gas stations. With a combined total size of 4,198 SF of retail space, this high profile prime corner location is centrally located to service multiple markets as it has desirable exposure with high vehicular traffic.

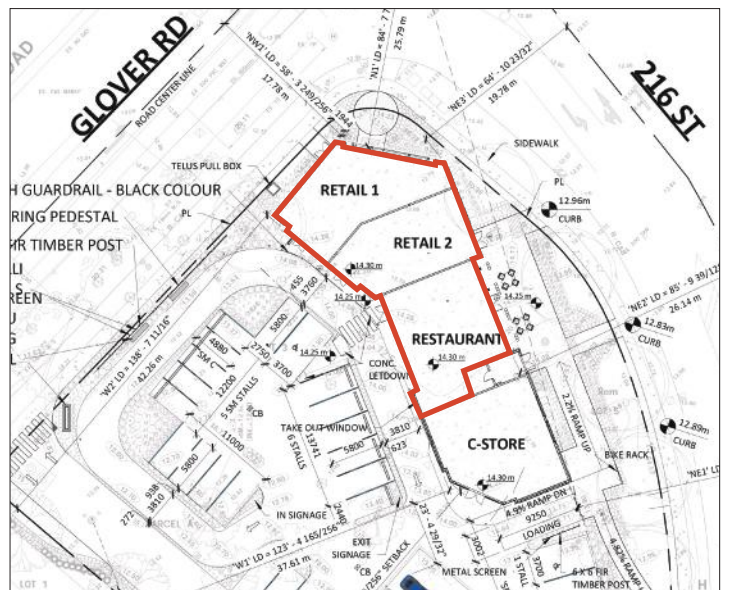
## LOCATION


The subject property is strategically located on the corner of 216 St and Glover Rd within the Township of Langley. The Township of Langley location offers great connection to Surrey, Abotsford and the United States border.

## SUMMARY

|                 |   |
|-----------------|---|
| PID             | 019-200-960   |
| SIZE (APPROX.)  | RETAIL: 2,656 SF<br>RESTURANT: 1,542 SF<br><b>TOTAL: 4,198 SF</b> |
| ZONING          | C6- MIN 1858M COMMERCIAL  |
| TAXES (2019)    | \$7,731.15  |
| BASIC RENT      | CONTACT AGENT   |
| ADDITIONAL RENT | TO BE DETERMINED  |
| AVAILABILITY    | 12-18 MONH  |

## SITE PLAN



|   |   |  |   |
|---|---|--|---|
|  <b>Commercial</b> | <b>Nhi Denis*</b><br>604 351 8089<br>nhi@icivancouver.com | <b>HQ Commercial</b><br>320 - 1385 West 8th Avenue<br>Vancouver BC V6H 3v9 | 604 899 1122<br>604 604 4819<br>hqcommercial.ca |
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