

Prime Corner Unit for LEASE –  
Unit #1 - 3227 264 Street, Aldergrove, BC

FOR  
SALE



Anil Mann

PREC

[anilmannrealestate@gmail.com](mailto:anilmannrealestate@gmail.com)

604.722.1093

Sunny Sharma

PREC

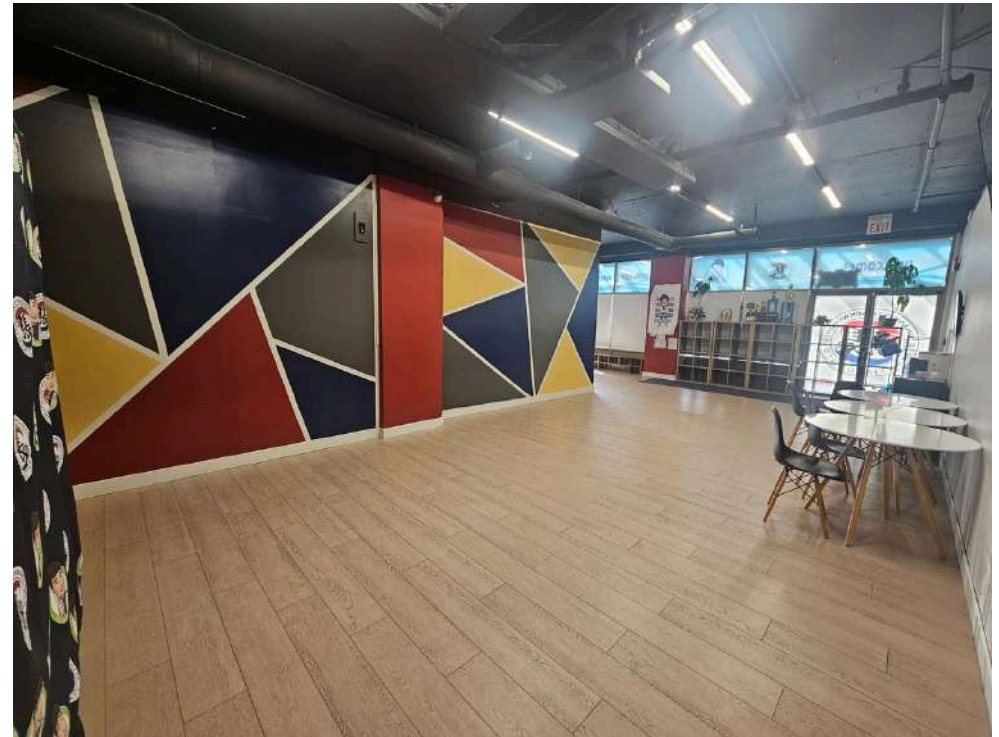
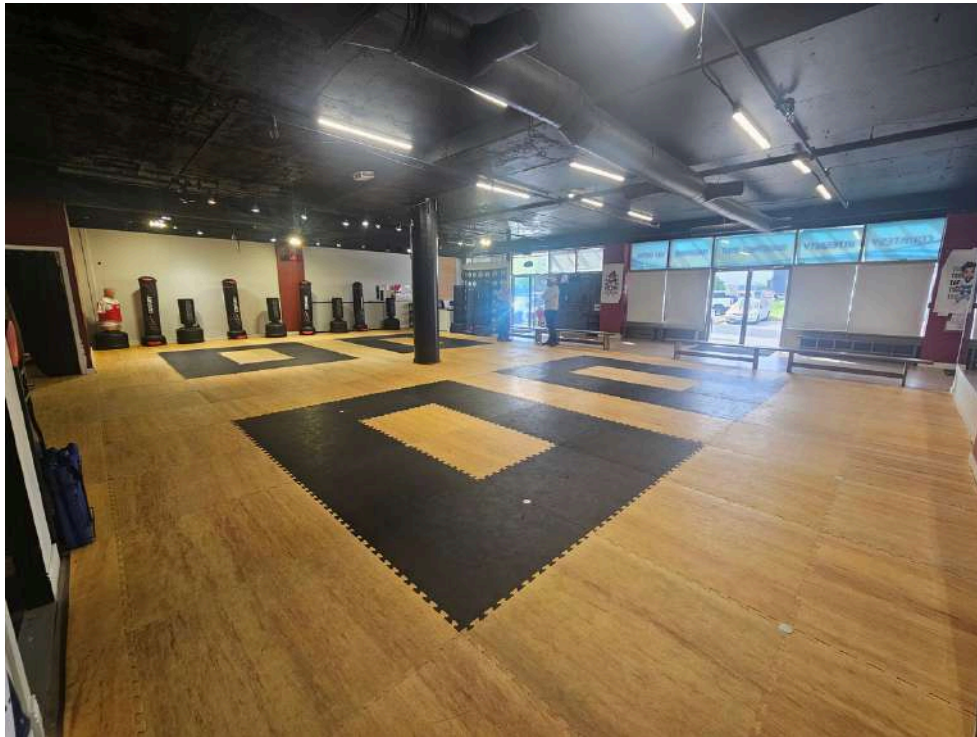
[sunnysharma5077@gmail.com](mailto:sunnysharma5077@gmail.com)

604.300.5077

# Prime Corner Unit at 264 St & Fraser Highway

Prime opportunity to lease a commercial unit at the busy corner of 264 Street and Fraser Highway, directly below Langley Banquet Hall. Ideal for daycare, office, retail, restaurant, medical, and other commercial uses.

Commercial zoning allows for a variety of business types, with outdoor space suitable for a daycare playground or other uses. Excellent exposure and convenient access to Highway 1, 16 Avenue, and the U.S. border make this a great location for businesses seeking visibility and accessibility.



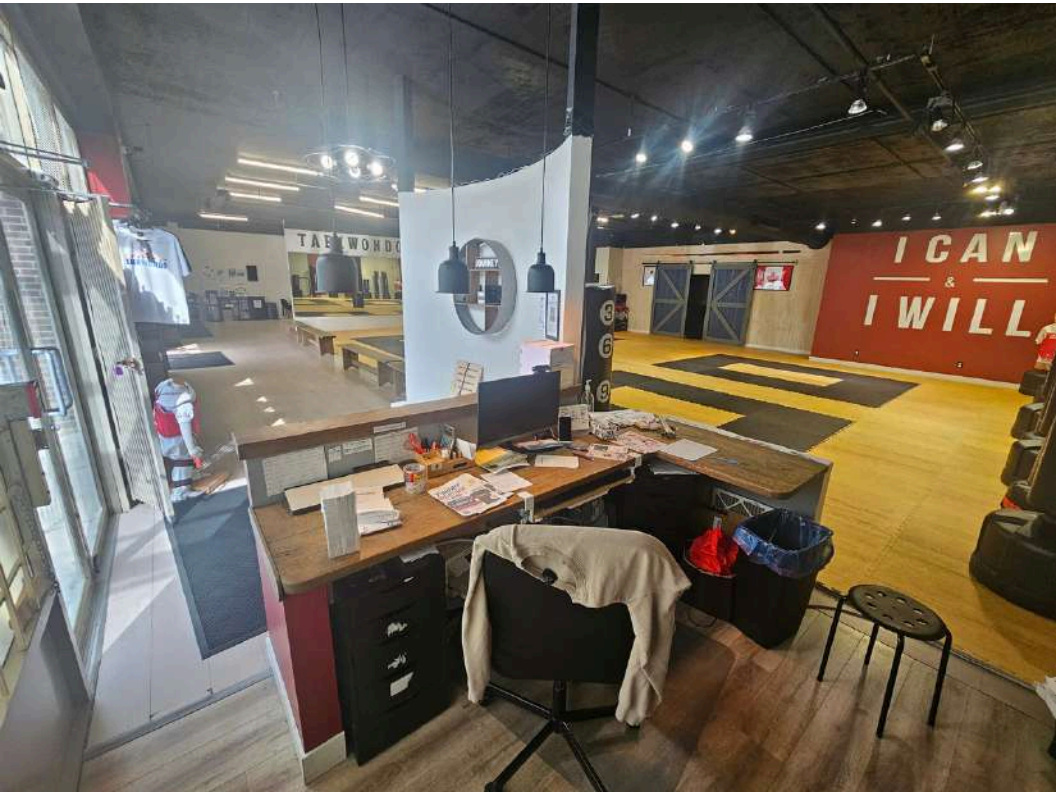
Corner Unit



Accessible location with easy access to Highway-1, 16 ave and US Border



Flexible Commercial Use



## Measurements (Approximate)

Unit #1 -3227 264 Street, Aldergrove, BC

<b>SPACE</b>	Flexible Commerical Use
<b>SIZE</b>	± 3,643 SqFt
<b>ZONING</b>	Commercial
<b>LOT SIZE</b>	4.42 Acres
<b>ASKING PRICE</b>	Contact LR



18 Wheels Warehousing and Trucking...

Redstar Transport

Aldergrove Mini Storage

Chang's Taekwondo Aldergrove Recently viewed

3227 264 St Recently viewed

Playground Space if Needed

Starbucks Coffee Company

Arby's Fast Food

264 St

Fox & Hounds Pub and Restaurant

Fraser Hwy

Fraser Highway

A&W Canada Hamburger

TD Branch and ATM

McDonald's Fast Food

Fit and Fine Rehab | Physiotherapy | Massage... Physiotherapy Center

Google Maps

Best Western Plus

262b St

262b St

32a Ave

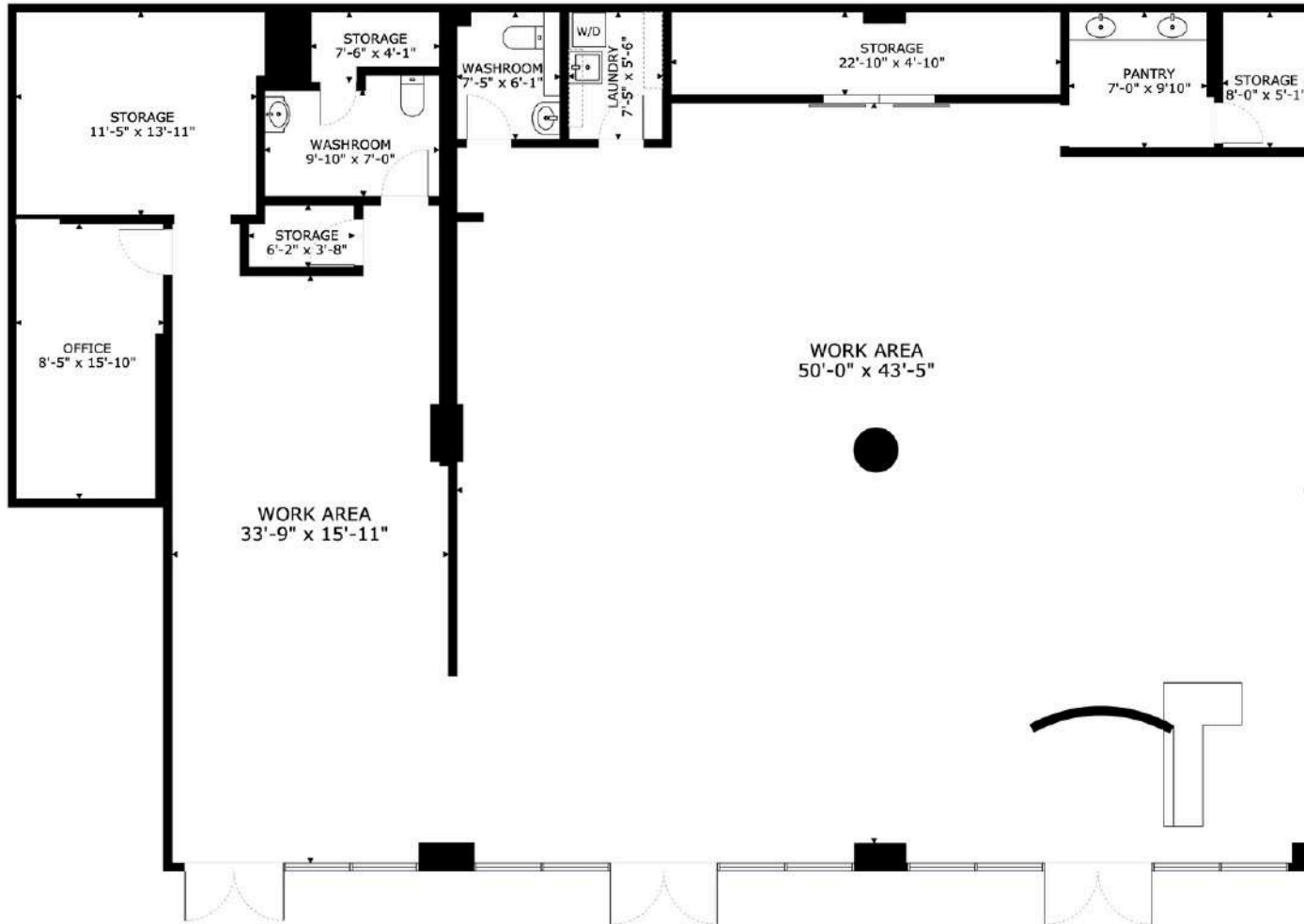
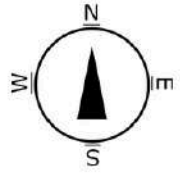
32a Ave

32 Ave

Ave

13

13




CEILING HEIGHT: 10'-5"



**ADDRESS**  
**1-3227 264 ST, ALDERGROVE**

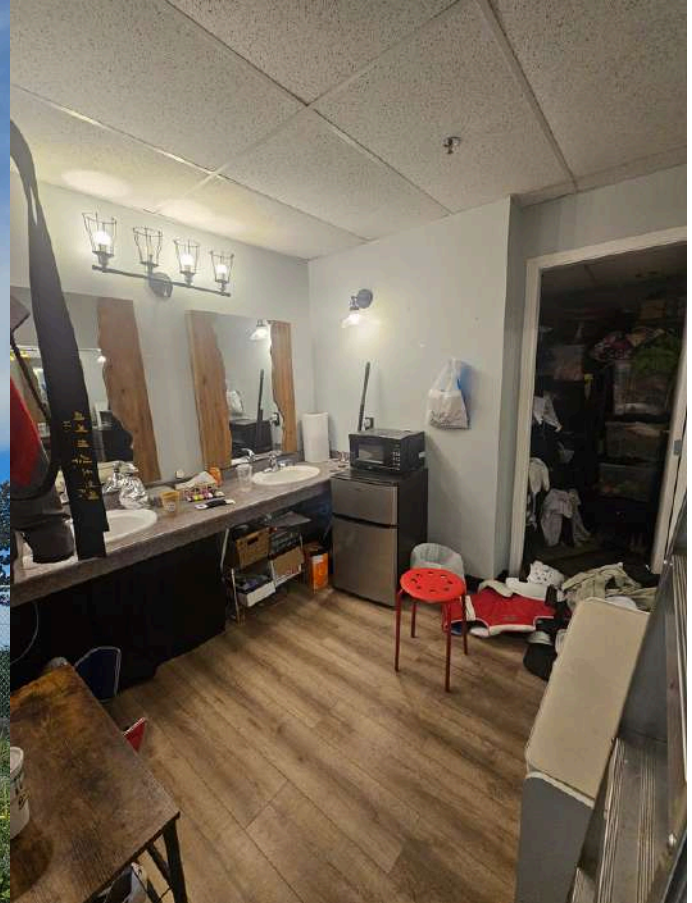
**DATED** 16/05/2026 **SCALE** N.T.S

**PRESENTED BY**  


**AREA CALCULATION**

**TOTAL LIVING AREA** **3643 sq ft**

PLEASE NOTE THIS FLOOR PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. IT IS NOT INTEND FOR ANY CONTRACT, WARRANTY OR ENGINEERING PURPOSES. ALL EFFORTS HAVE BEEN MAKE TO ENSURE ITS ACCURACY AT TIME OF PRINT. CHANGES MAY BE MADE DURING THE DEVELOPMENT PROCESS AND DIMENSIONS, FIXTURES, FITTINGS, FINISHES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. WINDOW PLACEMENT, BALCONY EACH PLAN TYPE. PLEASE REFER TO CONTRACT DRAWING FOR MORE ACCURATE INFORMATION ON PARTICULAR PROPERTY. ALL MEASUREMENTS ARE APPROXIMATE. THE ABOVE INFORMATION IS FROM SOURCES BELIEVED RELIABLE BUT SHOULD BE RELIED UPON WITHOUT VERIFICATION. THE BROKERAGE AND THE AGENT ASSUME NO RESPONSIBILITY FOR ITS ACCURACY.



## Location

Fraser Highway serves as a key arterial route in the Lower Mainland, linking Surrey and Abbotsford. This property is strategically located within the Aldergrove Downtown Core Area, which is in the Township of Langley—one of the fastest-growing commercial hubs in the Fraser Valley. Aldergrove Town Centre is taking shape and the City has upcoming development plans at the intersection of 272 Street and Fraser Highway (across the street), further enhancing the area's growth and investment potential.

**For More  
Information  
Contact**

**Fraser Valley Real Estate Group**  
info@fraservalleyrealestate.com  
604.722.1093

