

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

FOR
SALE



Anil Mann

PREC

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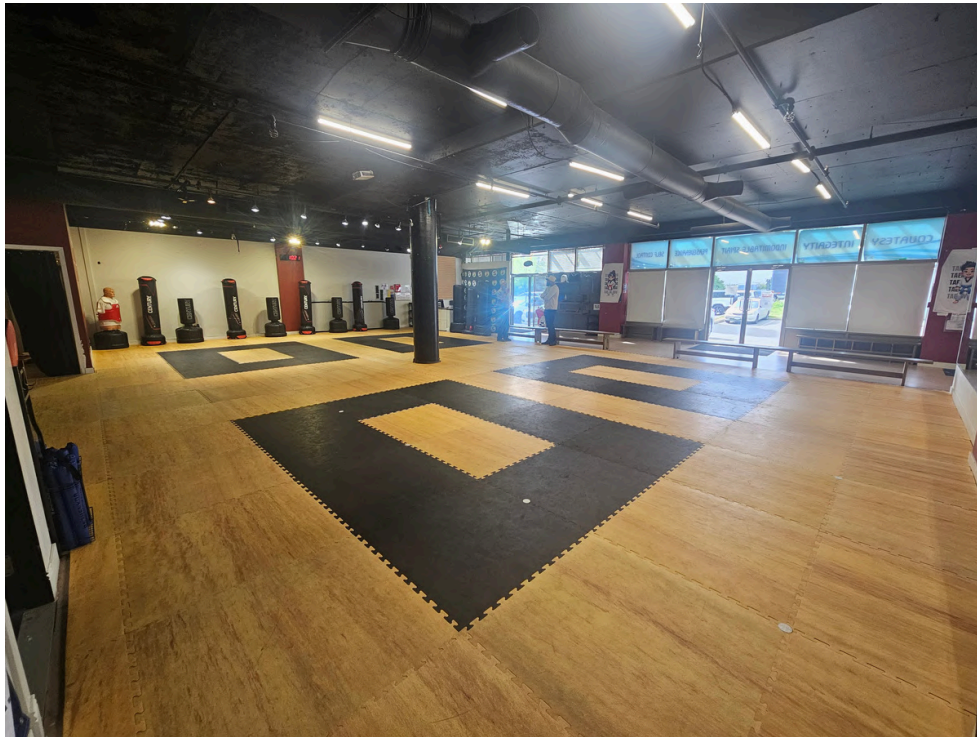
PREC

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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, office, retail, restaurant, medical, and other commercial uses. Commercial zoning allows for a variety of business types, with outdoor space available if needed. 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.



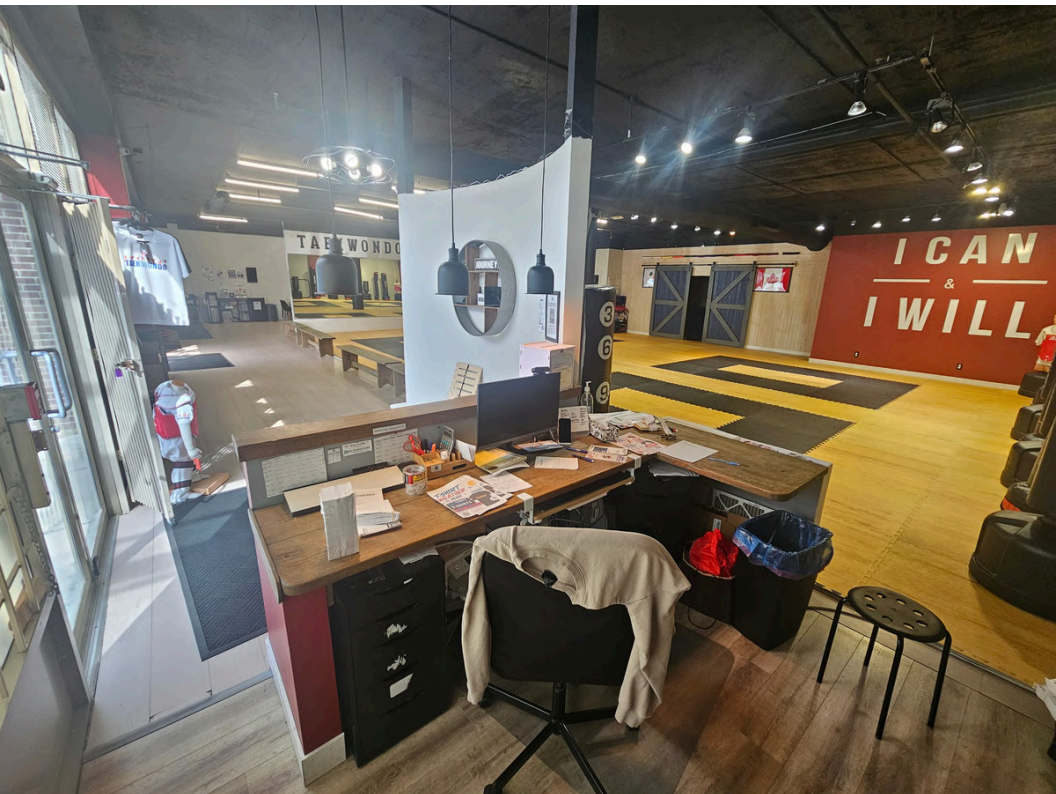
Corner Unit



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

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



18 Wheels Warehousing and Trucking...

Redstar Transport

Aldergrove Mini Storage

High5 Cannabis Aldergrove

3227 264 St Recently viewed

Garaga - Aldergrove (Door Center)

Fountain Tire Free Tire Size Consultation

Arby's Fast Food

Fraser Hwy

264 St

Murrayville Plumbing & Heating Ltd

Fraser Highway

TD Branch and ATM Open A New TD Savings Account

McDonald's Fast Food

Mucho Burrito Fresh Mexican Grill Mexican

Vape It Vape Depot | Aldergrove Vaporizer store

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

IBP Imperial Building Products

Google Maps

32a Ave

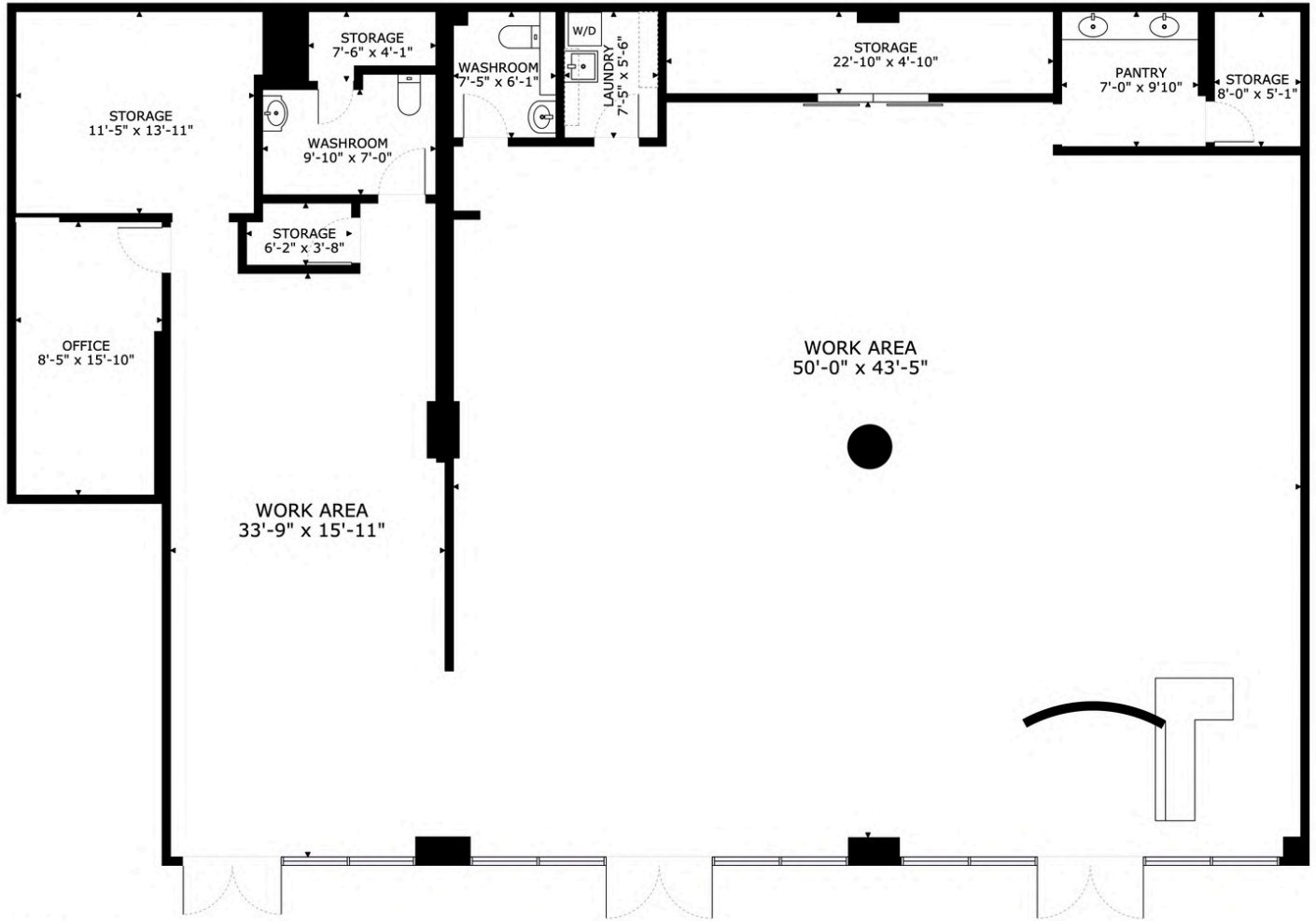
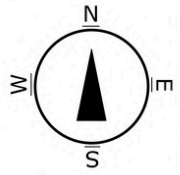
32 Ave

Fraser Hwy

13

13

26




CEILING HEIGHT: 10'-5"



ADDRESS
1-3227 264 ST, ALDERGROVE

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

PRESENTED BY
 **Almond Tree Media Inc.**

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.

603 **SERVICE COMMERCIAL ZONE C-3**

Uses Permitted

- #2608 603.1 In the C-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:
04/07/88
#2663
09/01/89
#2760
11/09/89
#3782
27/07/98
#3010
15/04/91
#3317
13/12/93
#3468
05/06/95
#3782
27/07/98
#5109
14/09/15
#5441
11/03/19
#5937
06/11/23
- 1) *accessory buildings* and uses
 - 2) *assembly uses*
 - 3) bakeries
 - 4) commercial recreation, instruction and entertainment *uses*, excluding *arcades*, *pool halls* and *casino halls*
 - 5) computer and computer accessory stores
 - 6) *convenience stores* limited to a maximum *gross floor area* of 450m²
 - 7) dry cleaners
 - 8) feed, fertilizer and pet supply sales
 - 9) *funeral homes* excluding crematoria and accessory crematoria
 - 10) furniture stores and appliance stores
 - 11) *gas bars*
 - 12) *highway commercial uses* (See Section 102 Definitions)
 - 13) *home improvement centres*
 - 14) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 49, Except part in Plan LMP23118 Section 6 Township 11 New Westminster District Plan 42603
 - 15) new automotive parts and accessory stores
 - 16) *personal service use*
 - 17) public transportation depots
 - 18) *refund container return centre* up to a maximum size of 280m² (3,000ft²)
 - 19) *residential uses* accessory to *commercial uses* and subject to Section 603.3
 - 20) *restaurants*
 - 21) sale of seasonal *agricultural* products
 - 22) servicing of household appliances and goods
 - 23) *service stations*
 - 24) taxi dispatch and pickup and delivery offices
 - 25) *vehicle servicing* and *vehicle repair shops*
 - 26) veterinary clinics
 - 27) video sales and rental stores
 - 28) wholesale distribution uses
 - 29) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 1 Section 6 Township 14 NWD Plan LMP48899

Commercial Uses

- #2587 603.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading, display, commercial recreation, eating areas and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

- #3088 603.3 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by
06/01/92 the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 603.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

603A **SERVICE COMMERCIAL ZONE C-3A**

Uses Permitted

#4296
04/04/05

603A.1 In the C-3A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Service Commercial Zone C-3
- 2) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and regulations pursuant thereto

Commercial Uses

603A.2 All business shall be conducted within a completely enclosed *building* except for parking, loading, display, commercial recreation, eating areas and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

603A.3 *Residential use* is limited to one (1) *single family dwelling unit* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

603A.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

603A.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

- a) 4.5m from a *front lot line*;
- b) 0m from a *rear lot line*;
- c) 0m from a *side lot line*;
- d) 4.5m where the *side lot line* abuts a *flanking street*;
- e) 9.0m from any *lot line* abutting an SR, R, MH-1 or RM zone.

Height of Buildings and Structures

#3782
27/07/98

603A.6 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed four (4) *storeys*.

Parking and Loading

603A.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

603A.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

603A.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

SECTION 700 - INDUSTRIAL ZONES

701 SERVICE INDUSTRIAL ZONES M-1A AND M-1B

Uses Permitted

- #3313 701.1 In the M-1A and M-1B Zones only the following *uses* are permitted and all other *uses*
13/12/93 are prohibited:
#3088
06/01/92 1) *accessory buildings and uses*
#3782 2) *accessory open storage*
27/07/98 3) *auction marts*
#3835 4) *bakeries*
25/01/99 5) *brewery or distillery*
#4567 6) *building supplies, lumber yards*
07/05/07 7) *commercial recreation, instruction and entertainment uses excluding arcades, pool*
#5109 8) *dog daycare* subject to Township of Langley Noise Control Bylaw 1988 as
14/09/15 amended
#5490 9) *nurseries and garden supply centres*
30/09/19 10) *offices accessory to permitted industrial uses*
#5794 11) *other service industrial uses compatible with service industrial areas*
15/04/24 12) *parking of commercial vehicles*
13) *public works yards, maintenance and storage facilities*
14) *printing and publishing*
15) *production studio*
16) *refund container return centre*
17) *residential uses accessory to industrial uses and subject to Section 701.4*
18) *restaurants*
19) *retail sales accessory to permitted industrial uses*
20) *service stations, gas bars*
21) *the light manufacture, assembly, repair, finishing and packaging of products*
22) *transportation and trucking terminals and compounds including public*
transportation depots
23) *u-brews*
24) *vehicle body shops*
25) *vehicle repair shops*
26) *vehicle sales, rental and leasing*
27) *vehicle servicing*
28) *vehicle towing and temporary storage compounds for licensed vehicles excluding*
the storage of wrecked vehicles and/or discarded material, and excluding a
wrecking and salvaging yard
29) *veterinary clinics*
30) *warehousing, wholesaling and storage facilities excluding bulk energy storage*
facilities and the bulk storage of industrial chemicals, by-products and allied
products
31) *workshops for the following and similar trade contractors; building, electrical,*
heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs,
paving, and landscape contractors including the sale of garden ornaments,
swimming pools and outdoor furniture
32) *on Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel*
"A" (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New
Westminster District Plan 8793 Section 701.1 uses subject to and including the
following:
a) *open storage of building materials;*
b) *parking of commercial vehicles and / or equipment (excluding*

- transportation and trucking terminals and compounds including public transportation depots); and
- c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)

Industrial Uses

#2587 701.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.
02/05/88
Storage Areas

#4567 701.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.
07/05/07
Residential Use

#3088 701.4 *Residential use* is limited to one *dwelling unit* or *mobile home* per lot for occupancy by the owner, manager or caretaker and immediate *family*.
06/01/92
Lot Coverage

701.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

#3782 701.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
27/07/98
#5109
14/09/15

- a) 10.0 metres from a *front lot line*;
- b) 5.0 metres from a *rear lot line*;
- c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
- d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
- e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

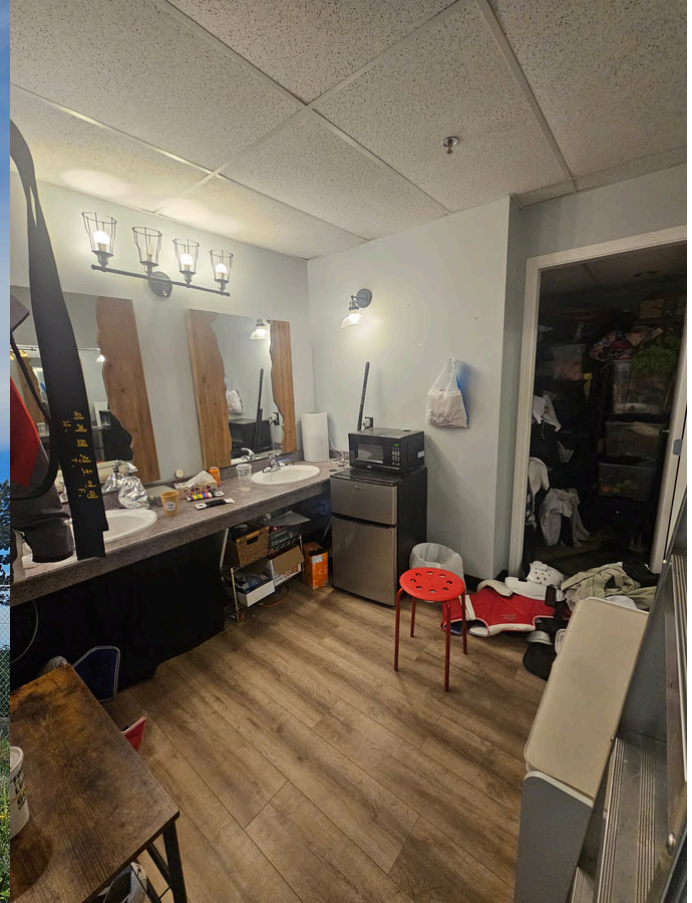
Height of Buildings and Structures

#3782 701.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.
27/07/98
Parking and Loading

701.8 Parking and loading shall be provided in accordance with Section 107. All lots created by *subdivision* shall comply with Section 110 of this Bylaw and the *Subdivision and Development Servicing Bylaw* 2019 No. 5382 as amended.
Landscaping, Screening and Fencing

701.9

701.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.



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**

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