



SUBJECT

FOR SALE - PRIME LAND PARCEL

High-Exposure 2.5 Acre Land Opportunity
3555 264th Street, Aldergrove, BC

Marshall MacLeod

Personal Real Estate Corporation
Associate Vice President

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NAI Commercial

1300-1075 W Georgia St, Vancouver, BC V6E 3C9

naicommercial.ca

Salient Details

Civic Address

3555 264th Street
Aldergrove, BC

Legal Description

Lot B, Plan NWP18104,
Section 25, Township 10, New
Westminster Land District
PID: 010-334-751

Site Area

2.5 Acres

Zoning

RU-3- Rural

Gross Taxes

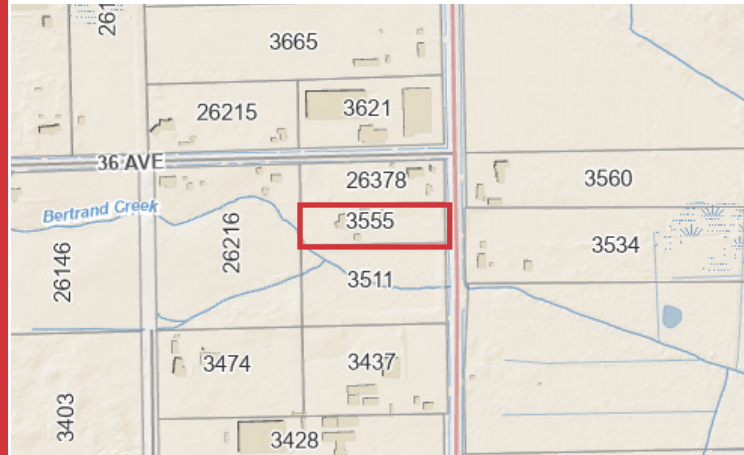
\$4,165.50 (2024)

Price

\$2,600,000

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Opportunity

3555 264th presents the opportunity to acquire a large Parcel of land adjacent to the busy Highway 13 transportation corridor. Rectangular in shape, the Property also has 3 bedroom house, barn and outbuildings which are in good condition and are serviced by a septic system and well water.

Zoning & Redevelopment

The Property is zoned RU-3 which provides for a wide range of uses for the Property. The property is in the ALR. RU-3 uses include;

1. Accessory buildings and uses
2. Accessory home occupations subject to Section 104.3

3. Accessory parking of commercial vehicles subject to Section 108
4. Agricultural uses
5. Commercial greenhouses subject to Section 201.11
6. Equestrian centres and riding stables
7. Feedlots subject to "Feedlot Control By-law, 1979", No. 1844 as amended
8. Group childrens' day care
9. Intensive swine operation subject to Section 109
10. Mushroom farms
11. Residential uses subject to Section 201.2, 201.3, 201.4 and 201.5
12. Veterinary clinics
13. Limited Truck Parking



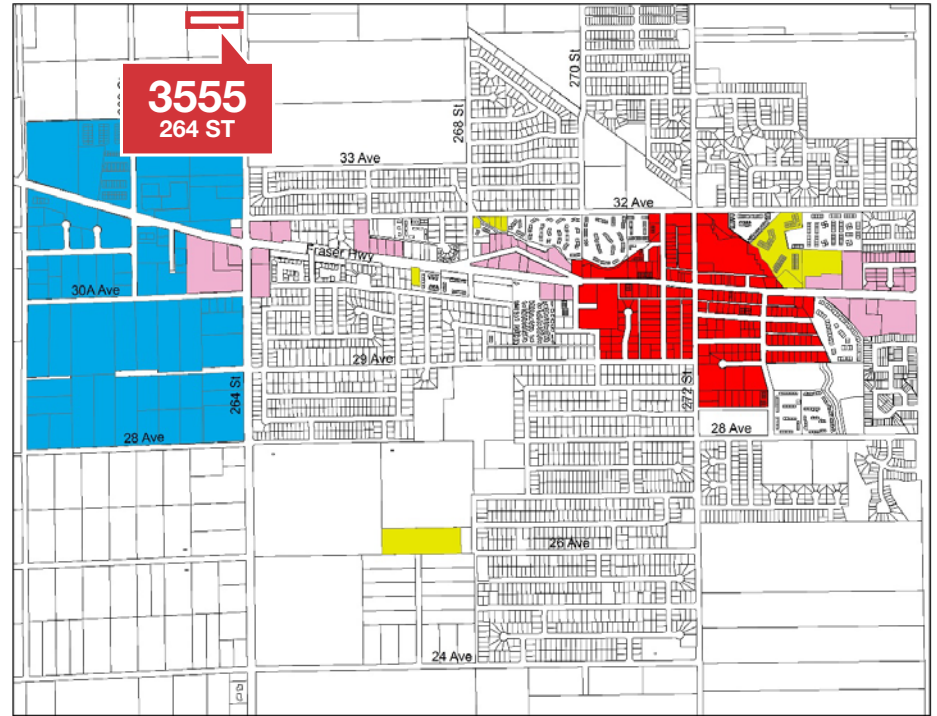
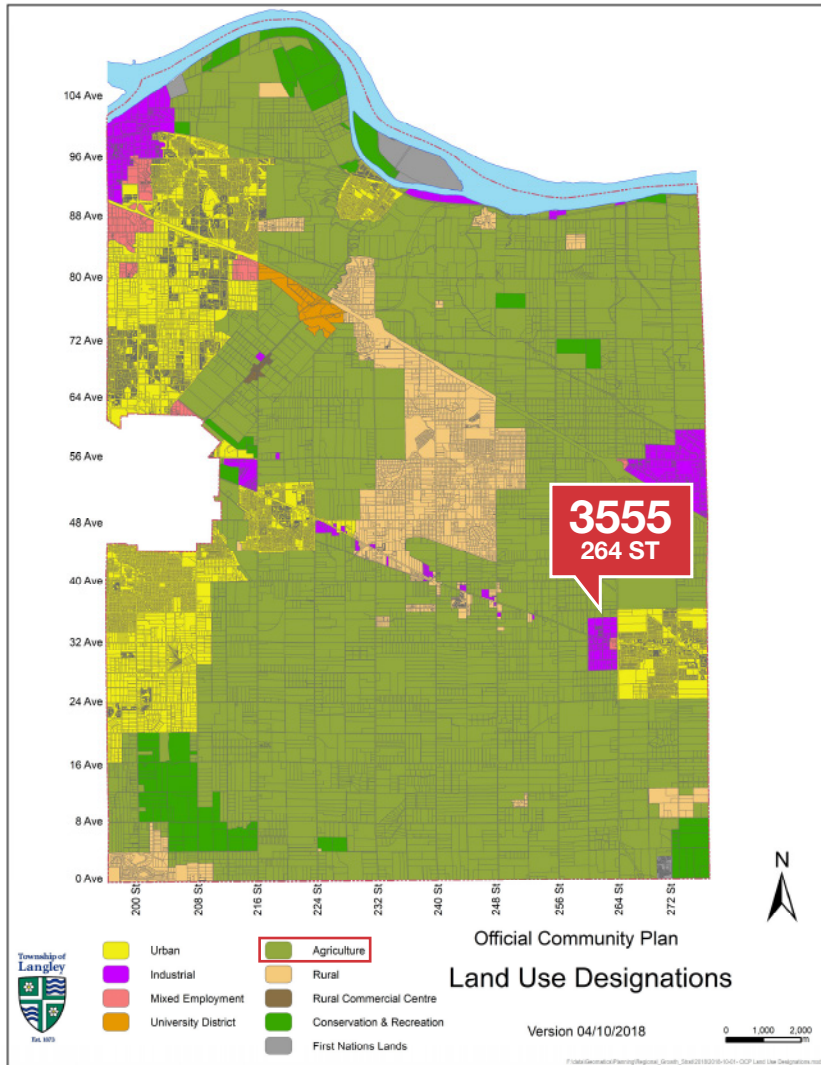
Located 264th Street, one
block north of Fraser Hwy



Proximity and easy access
to United States Border

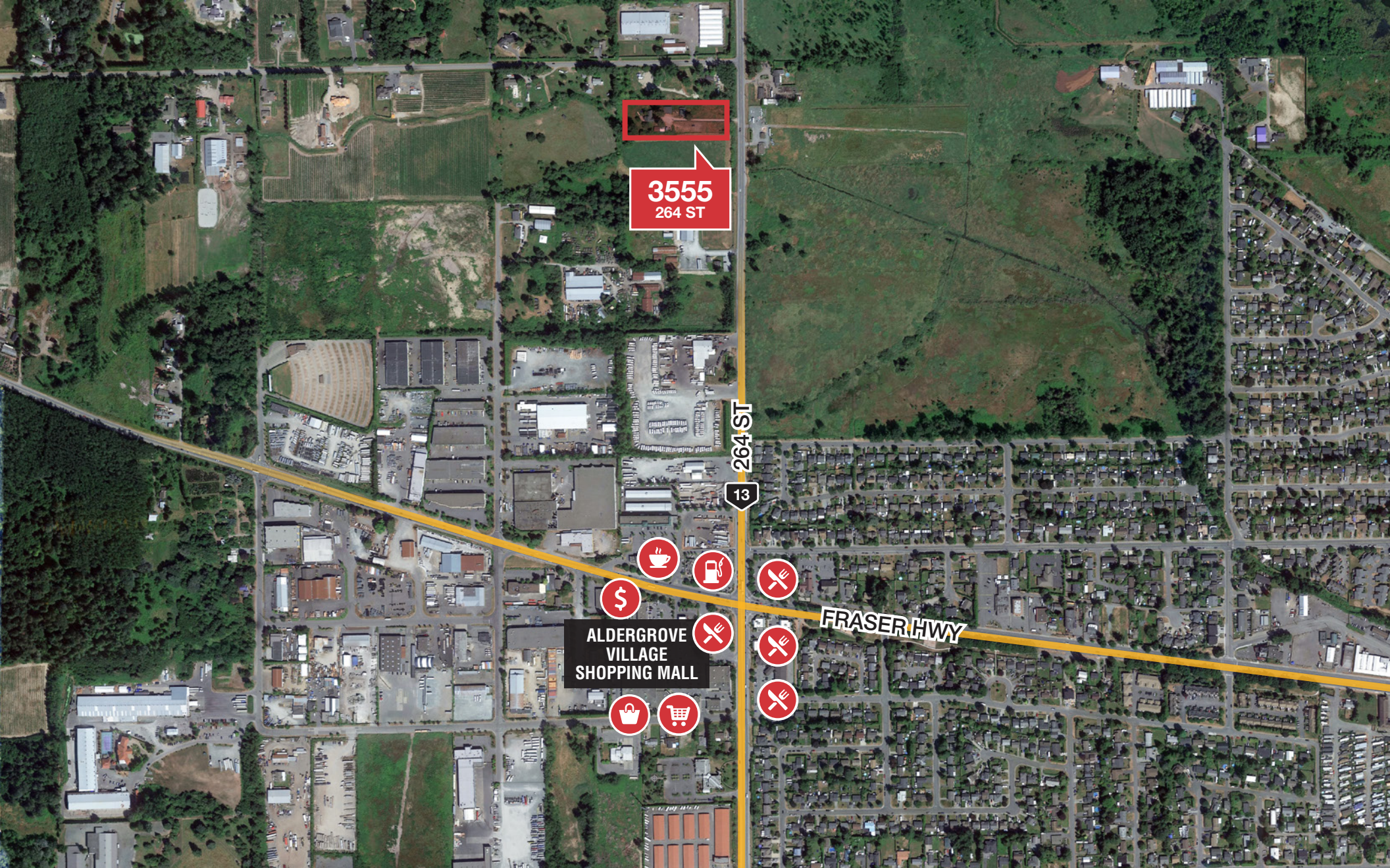


Nearby shopping,
restaurants, and parks



Legend

- Development Permit Area 'A' - Multi Family
- Development Permit Area 'B' - Commercial
- Development Permit Area 'C' - Industrial
- Development Permit Area 'D' - Downtown Core Area
(see Aldergrove Core Area Land Use Plan and Design Guidelines)



3555
264 ST

264 ST
13

**ALDERGROVE
VILLAGE
SHOPPING MALL**

FRASER HWY

NAICommercial

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