

NAI Commercial

**NEW
BID DATE**
Further Price Reduction

SUBJECT



264 ST
13

FOR SALE - COURT ORDERED SALE

5.5 Acre Future Industrial Development Site
3437 264th Street, Aldergrove, BC

Marshall MacLeod

Personal Real Estate Corporation
Associate Vice President

604 671 9479 | mmacleod@naicommercial.ca

NAI Commercial

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

naicommercial.ca

Salient Details

Civic Address

3437 264th Street
Aldergrove, BC

Legal Description

Lot 16 Section 25 Township
10 New West Minister District
Plan 43774
PID: 007-097-182

Site Area

5.5 Acres

Zoning

RU-3- Rural

Gross Taxes

\$5,290.33 (2024)

Asking Price

New Target Price - Call Agent

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Opportunity

3437 264th Street presents a unique opportunity to acquire a large 5.5-acre “near future” Industrial Development Site in a strategically advantageous location. This site aligns with Metro-Vancouver’s Regional Growth Strategy and is in line with the Township of Langley’s Official Community Plan, indicating its inevitable transformation into an industrial site. With a history of non-farm usage over the past 15 years, the likelihood of reverting to agricultural use is minimal. Surrounding properties also follow the non-farm trend, aligning with the Land Use Concept defined in the Official Community Plan.

Improvement

Workshop - This is a one-storey 5,000 SF pole barn building with metal cladding which includes a small office and open warehouse/workshop area. The shop is serviced by electricity and natural gas.

Zoning & Redevelopment

The Subject Property is currently zoned RU-3 - Rural. Notwithstanding this zoning, the Property has been used as “Non-Farm” use for several years. The neighbourhood is supported by business’s which are all “Industrial” or “Light” Industrial uses. “Non-Farm” use is the identity of this area.



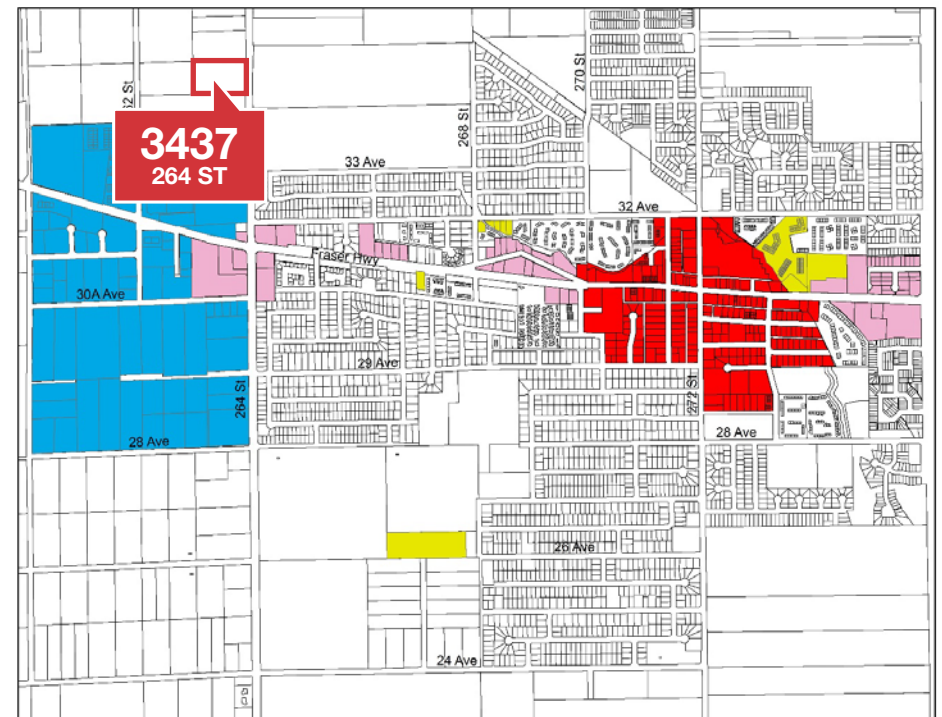
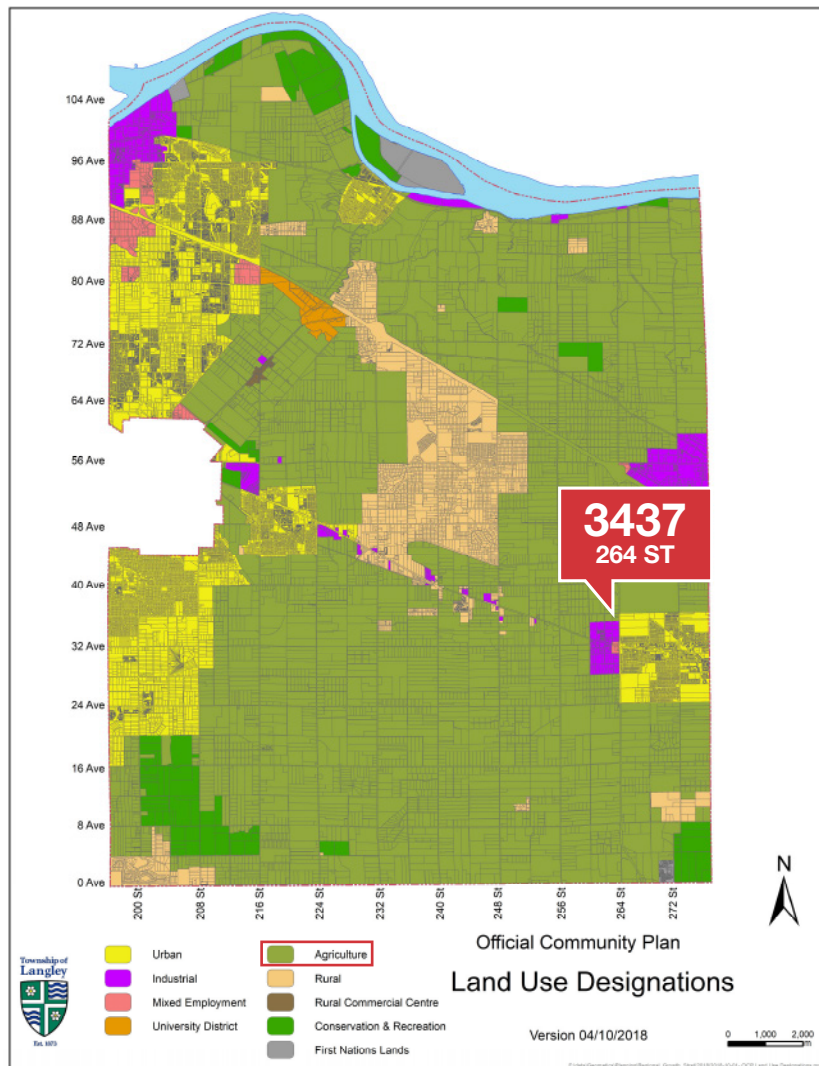
Located 264th Street, one block north of Fraser Hwy



Proximity and easy access to United States Border

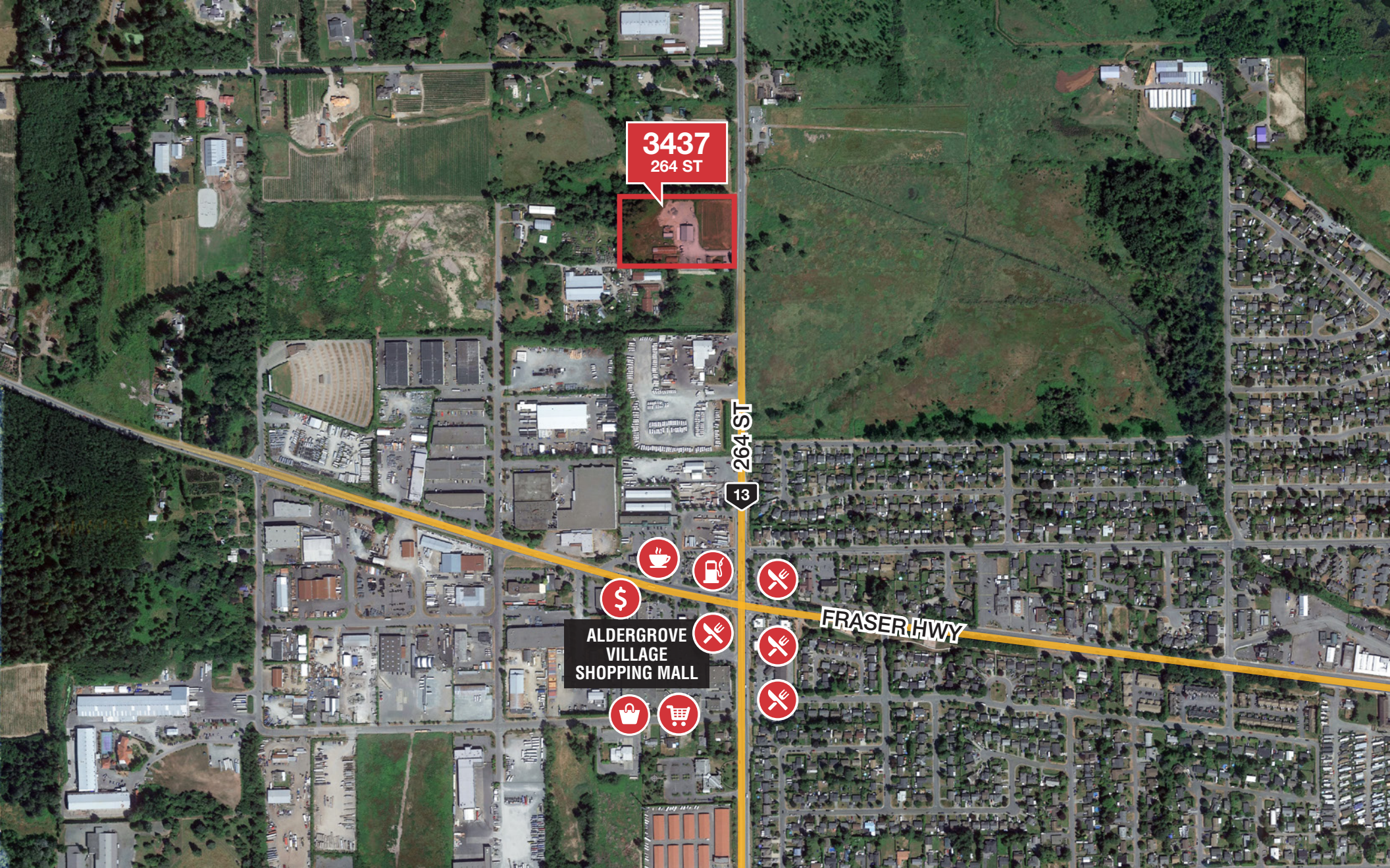


Nearby shopping, restaurants, and parks



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)



3437
264 ST

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ALDERGROVE
VILLAGE
SHOPPING MALL

FRASER HWY

NAICommercial

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