

SCHREDER
BROTHERS
REAL ESTATE GROUP

FOR SALE

26264 30A Avenue
Langley, BC

4.77 Acre Industrial Development Site

- » Rezoned to M-2 (Service Industrial)
- » Easy Access to Major Routes
- » Concept Plans on File
- » Available Immediately

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

AREA
Land Size: 4.77 Acres
(207,725 ft²)

PROPERTY TAX
\$168,288.42 (2026)

ASKING PRICE
\$23,000,000

ZONING

M-2 (Service Industrial)
Intended to accommodate a wide range of light industrial, service commercial, and quasi-retail uses.

LEGAL DESCRIPTION

LOT 10, PLAN NWP 1590,
SECTION 24, TOWNSHIP 10, NEW
WESTMINSTER LAND DISTRICT,
PORTION W 1/2, EXCEPT PLAN
EPP110270

PID: 012-265-781

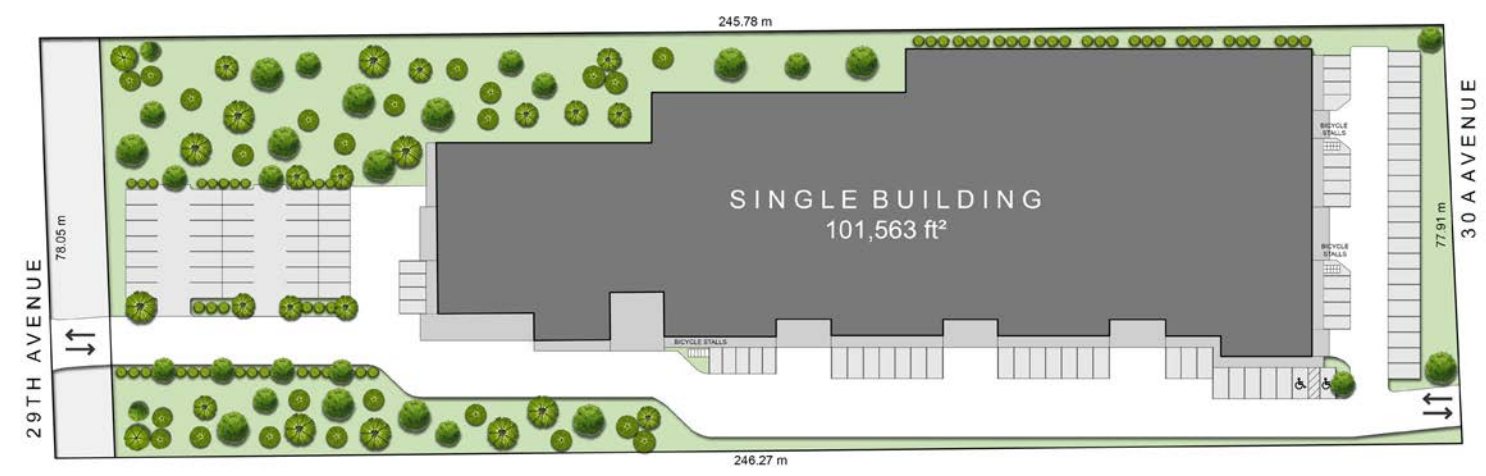
26264 30A Avenue (Langley, BC)

This 4.77 acre site in Aldergrove is zoned M-2 General Industrial and currently sits as vacant industrial land with a flat topography. The location offers excellent access to Highway 1 and Fraser Highway via Highway 13 (264th Street) and allows for a variety of light-industrial oriented developments. Conceptual plans are available for one 101,563 square foot building for a single occupant; or two buildings totaling up to 70,325 square feet demised into 16 strata units. Please inquire with the listing agent for details.

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- » Concept Plans on File (Inquire for Details)

POTENTIAL DEVELOPMENT CONCEPTS*

OPTION 1 - SINGLE OCCUPANT BUILDING



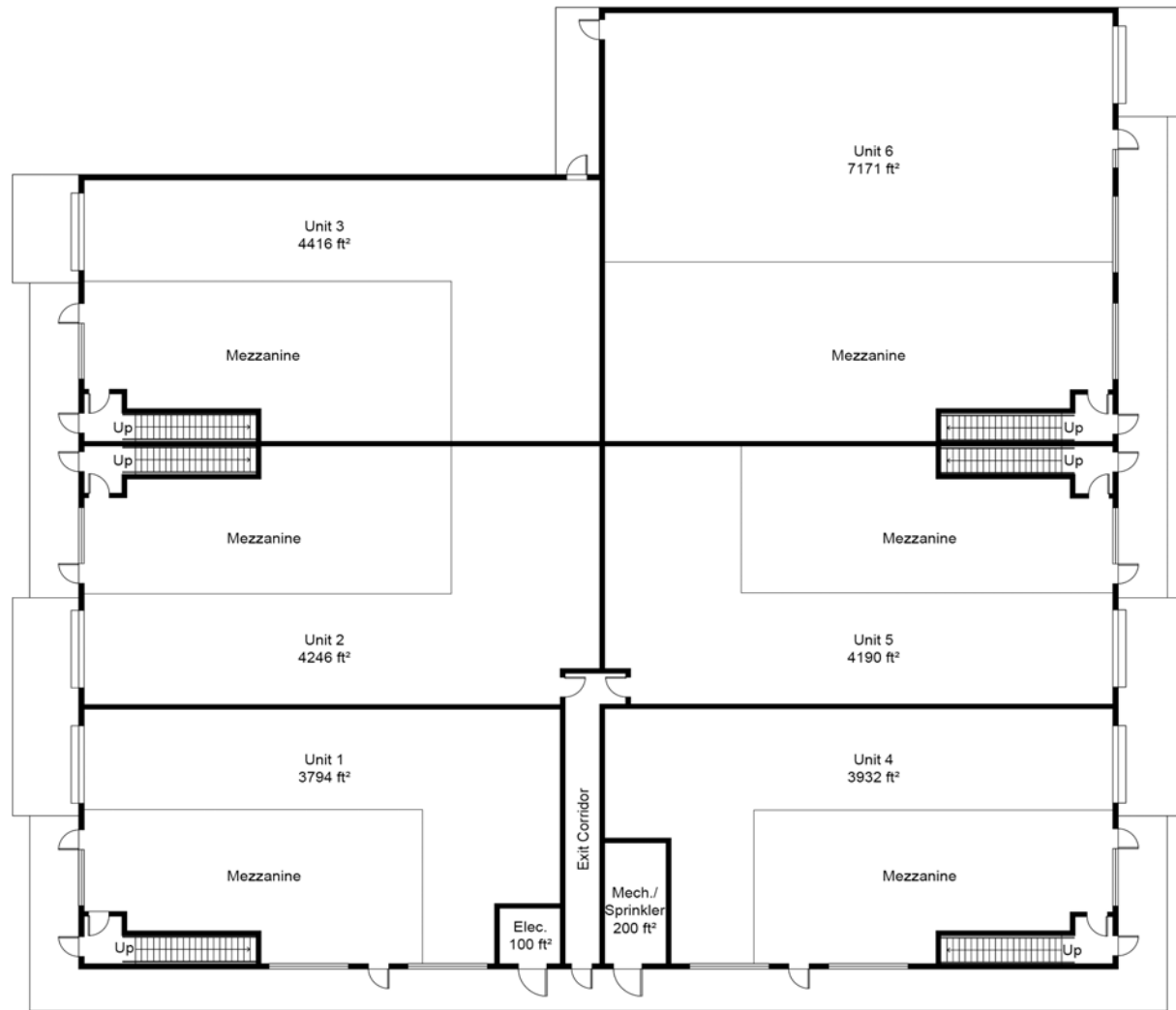
OPTION 2 - STRATA DEVELOPMENT



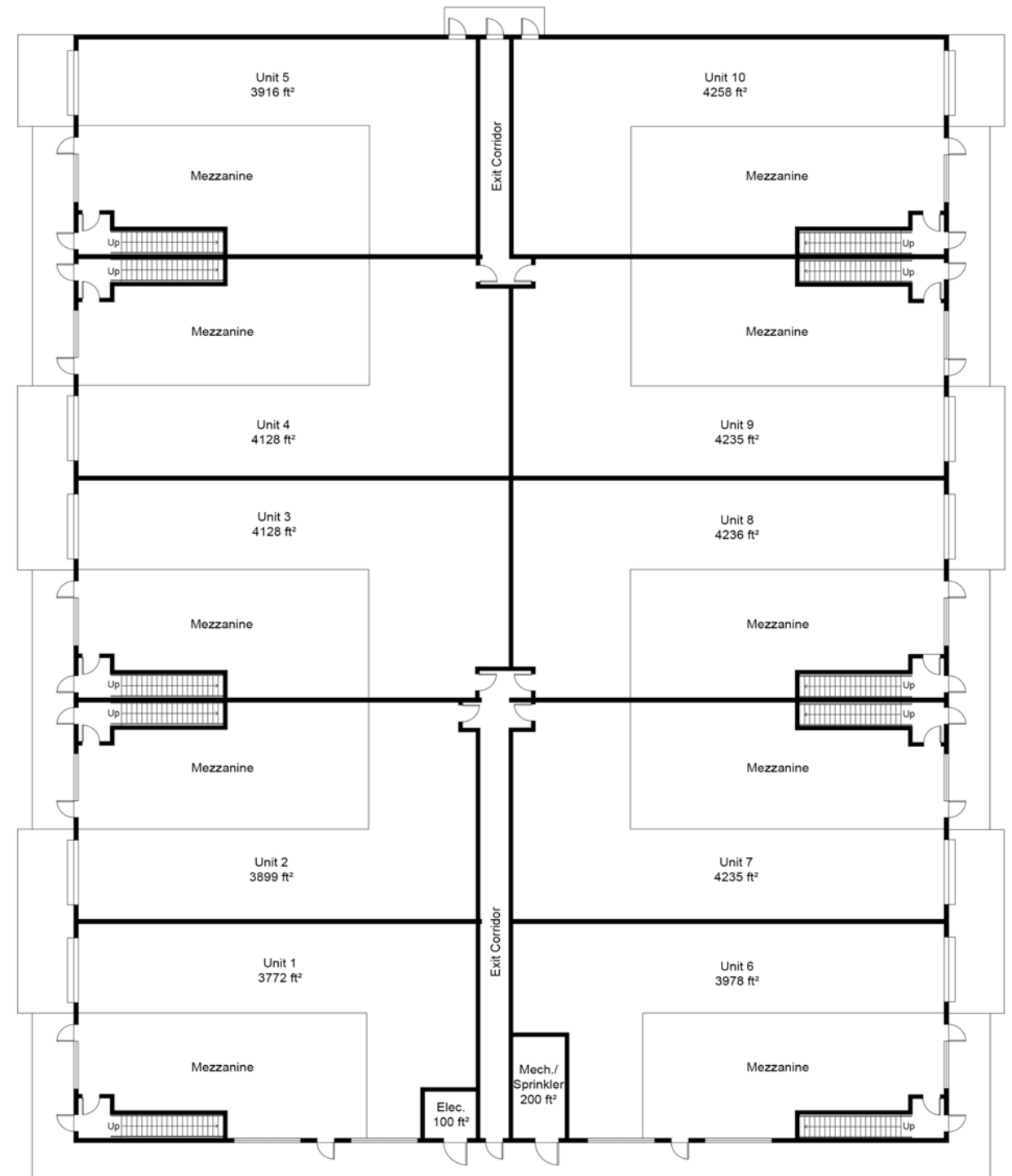
FLOORPLAN & MEASUREMENTS

*All measurements and the feasibility of the concepts above must be investigated and verified by the purchaser if deemed important to them.

STRATA DEVELOPMENT BUILDING A



STRATA DEVELOPMENT BUILDING B



FLOORPLAN & MEASUREMENTS

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DRIVE TIMES

LANGLEY	18 MINS
WHITE ROCK	33 MINS
ABBOTSFORD	24 MINS
MAPLE RIDGE	35 MINS
SURREY	36 MINS
BURNABY	37 MINS
DELTA	48 MINS

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LORI NICOL
Unlicensed Assistant



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