

FOR SALE

26225 28 Avenue, Langley, B.C.

2.41 ACRE FUTURE INDUSTRIAL SITE IN ALDERGROVE



28 AVENUE

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Marcus & Millichap

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OPPORTUNITY

Presenting the opportunity to acquire 2.41 acres ($\pm 104,980$ SF) of future industrial land in Aldergrove's Development Permit Area "C." The property's rectangular, level configuration makes it well suited for a wide range of industrial uses, including warehousing, logistics, and yard-based operations.

The site currently has an in-stream Temporary Use Permit (TUP) application and is positioned within a rapidly growing industrial node in the Township of Langley. Streamside restoration has been completed and compliance confirmed, providing purchasers with long-term regulatory certainty. Ideally located just off Highway 13, the property offers excellent connectivity to Fraser Highway, Highway 1, and the Sumas Canada/US border crossing. With strong market fundamentals, long-term growth in the Fraser Valley, and sustained demand for well-located industrial land, 26225 28 Avenue presents a rare opportunity to secure a strategically positioned development site with significant future upside.

Please inquire for property details, reports, and data room access.

HIGHLIGHTS



2.41-acre future industrial land



TUP application underway



Streamside restoration complete



Asking Price: Contact Agent



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SALIENT DETAILS

Civic Address:	26225 28 Avenue, Langley, B.C.
Legal Description:	LOT 1 SECTION 24 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 68906
PID:	001-017-799
ALR Status:	Not in ALR
Property Size:	2.41 Acres (± 104,980 SF)
Current Zoning:	SR-2
OCP Designation:	Aldergrove - Industrial
Available Due Diligence:	<div>The following additional information is available upon request.</div> <ul style="list-style-type: none">• In-Stream TUP Application• QEP Report• Tree Summary Schedule• Soil Percolation Testing• Streamside Restoration Satisfactory Compliance• Topographic Site Plan
Property Taxes (2024):	\$48,183.12
Assessed Value:	\$8,661,000
Asking Price:	Contact Agent



DRIVE TIMES

Strategically located within Aldergrove's Development Permit Area "C," the Subject Property offers excellent accessibility for industrial users seeking efficient connections across the Fraser Valley and into the U.S. market. Positioned just off Highway 13, the site provides direct access to Fraser Highway, Highway 1, and the Sumas Canada/US border crossing within minutes. The surrounding area features a growing mix of industrial operations, commercial services, and residential communities, making it a convenient and well-supported location for a wide range of businesses.



**Township of
Langley**
Est. 1873



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