# FOR SALE 26225 28 Avenue, Langley, B.C.

### 2.41 ACRE FUTURE INDUSTRIAL SITE IN ALDERGROVE



**Alex Girling Associate Director** (604) 675-5222 Alex.Girling@MarcusMillichap.com **Braydon Hobbs\*** Senior Director (604) 675-5266 Braydon.Hobbs@MarcusMillichap.com

**Gareth Wintjes** Associate (604) 675-5201 Gareth.Wintjes@MarcusMillichap.com



#### **OPPORTUNITY**

Presenting the opportunity to acquire 2.41 acres (±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



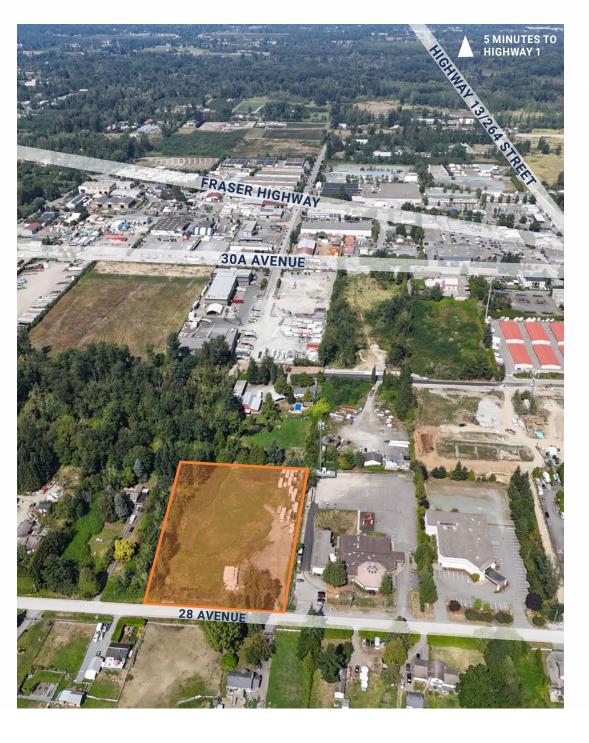
TUP application underway



Streamside restoration complete



Asking Price: Contact Agent



26225 28 AVENUE Marcus Millichap 2

## **SALIENT DETAILS**

Civic Address: 26225 28 Avenue, Langley, B.C.

LOT 1 SECTION 24 TOWNSHIP 10 NEW **Legal Description:** WESTMINSTER DISTRICT PLAN 68906

PID: 001-017-799

**ALR Status:** Not in ALR

**Property Size:** 2.41 Acres (± 104,980 SF)

**Current Zoning:** <u>SR-2</u>

Due Diligence:

**OCP** Designation: Aldergrove - Industrial

The following additional information is

available upon request.

• In-Stream TUP Application Available

• 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.



# Marcus & Millichap

**Alex Girling** 

Associate Director (604) 675-5222 Alex.Girling@MarcusMillichap.com **Braydon Hobbs\*** 

Senior Director (604) 675-5266 Braydon.Hobbs@MarcusMillichap.com \*Personal Real Estate Corporation **Gareth Wintjes** 

Associate (604) 675-5201 Gareth.Wintjes@MarcusMillichap.com Marcus & Millichap

1100 - 1111 West Georgia Street Vancouver, B.C. V6E 4M3 (604) 638-2121



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