



ALDERGROVE BELLINGHAM HWY

264 ST



262 ST

260 ST

SUBJECT SITE

FRASER HWY

260 Street, Aldergrove, BC

FOR SALE | 10 ACRE FUTURE INDUSTRIAL DEVELOPMENT SITE

NAI Commercial

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260 Street Aldergrove, BC

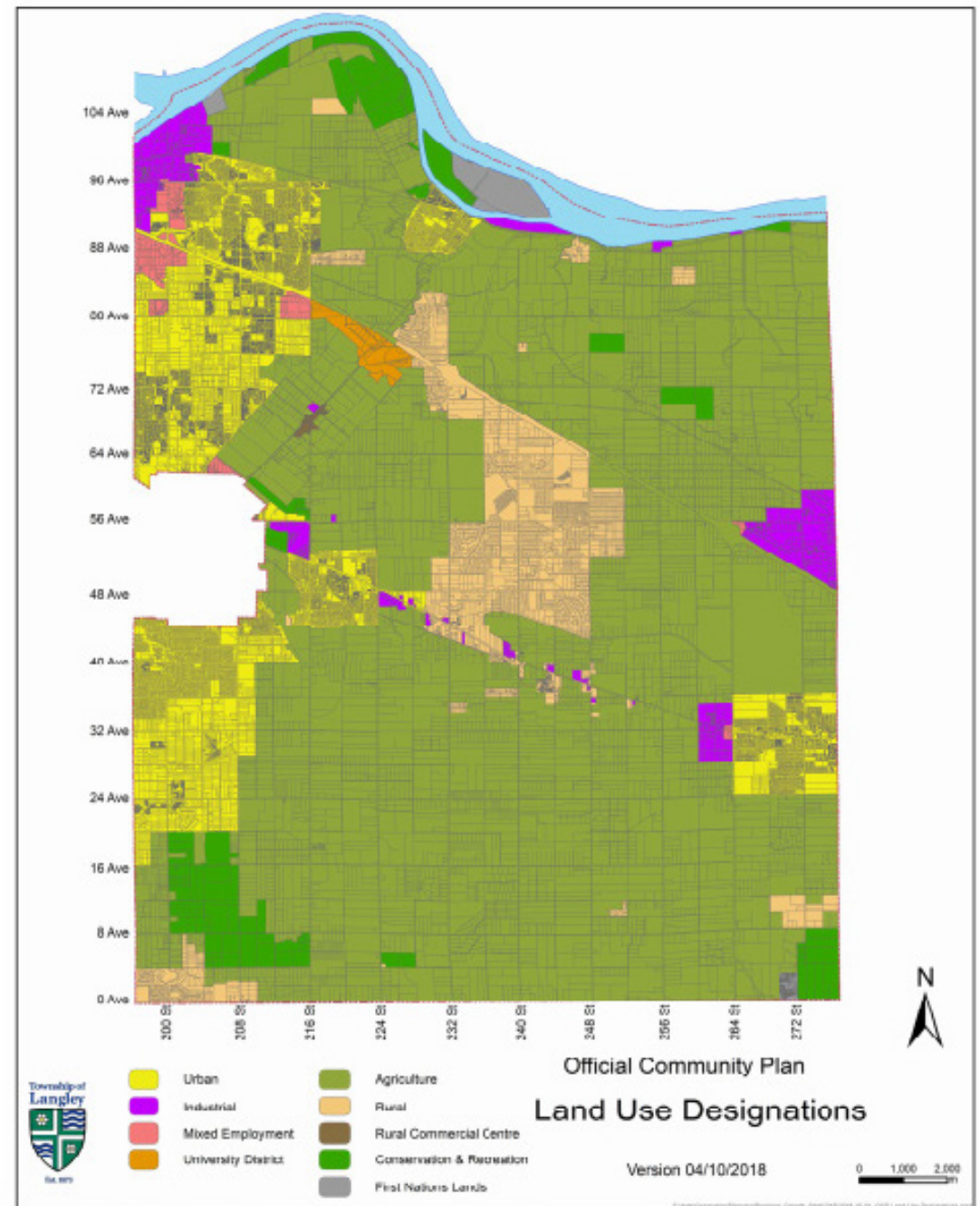
Location

The Subject Property is in the Community of Aldergrove in the Township of Langley, B.C. It is situated at the end of 260th Street and one block north of the Fraser Highway. In addition, as the Township's southern boundary is the United States Border, the Subject Property is well positioned to utilize these strategic transportation corridors. Aldergrove is a mix of Rural, Residential, and business uses on the Township of Langley's eastern border. Gloucester Industrial Park, retail shops and parkland are core to the identity of Aldergrove.

Zoning and Redevelopment

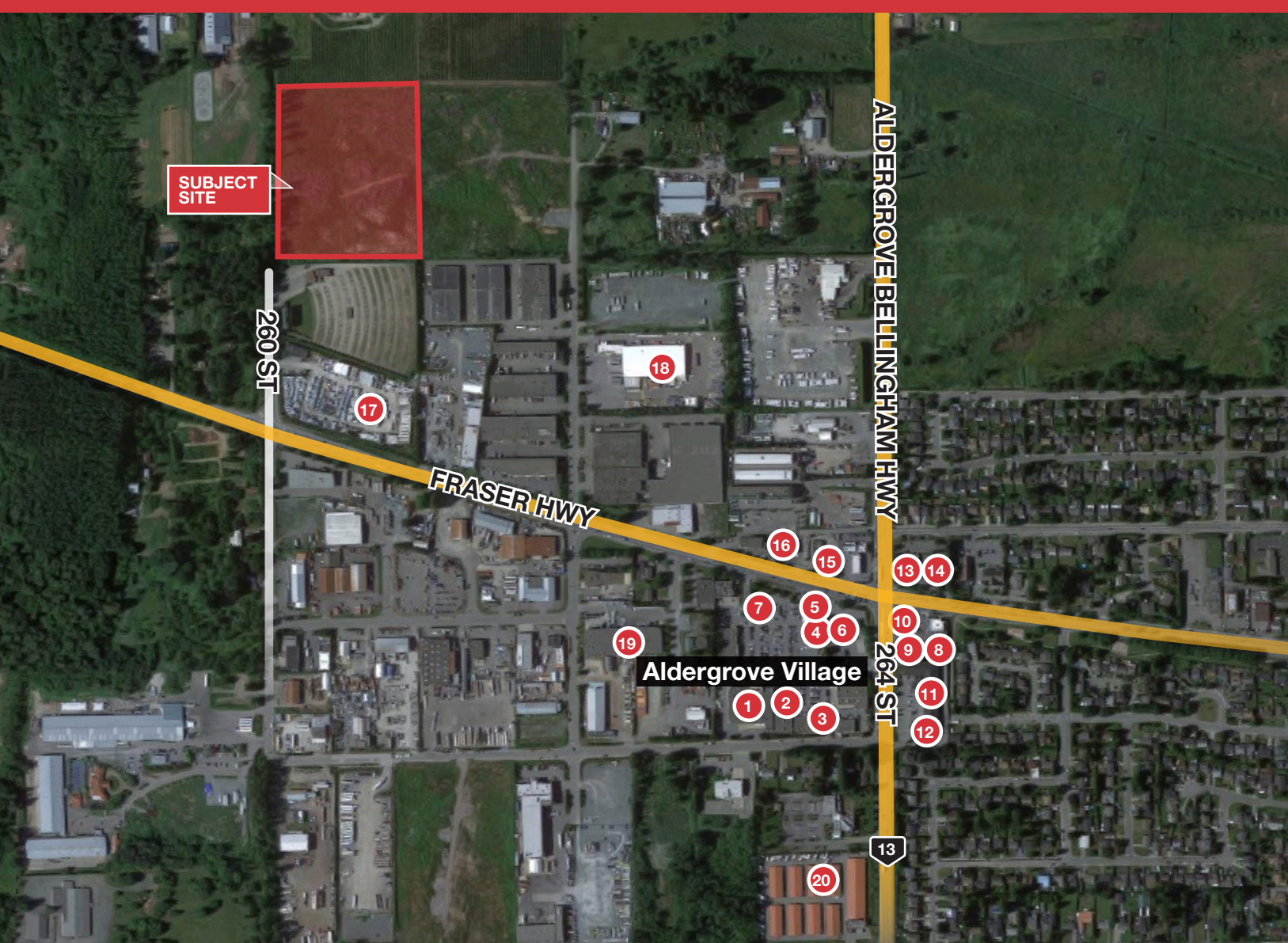
The Subject Property is currently zoned RU-3 - Rural. Notwithstanding this zoning, no Farm use has happened on this land. The neighborhood is supported by business's which are all "Industrial" or "Light" Industrial uses. "Non-Farm" use is the identity of this area.

Considered by Metro Vancouver and supported by the Township of Langley, an exclusion from the Agricultural Land Reserve is likely and this will be relative to timing dependent on Government policy.



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Aldergrove Village

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Nearby Retail



Nearby Retail



Nearby Industrial

- | | | | |
|------------------|--------------------------------|---------------------------|-----------------------------------|
| 1. Save-On-Foods | 6. Chevron | 11. Best Western Plus | 16. Starbucks |
| 2. BCLIQUOR | 7. TD Bank | 12. White Spot Aldergrove | 17. Sunrise Trailer Sales |
| 3. Mark's | 8. Dulux | 13. A&W Canada | 18. Pointblank Installations Inc. |
| 4. McDonald's | 9. Pizza Hut | 14. Tim Hortons | 19. Grande West Transportation |
| 5. Life Lab's | 10. strEATS Aldergrove Kitchen | 15. Fountain Tire | 20. Self Storage Depot ALD |