

FOR SALE/LEASE

3111 272 STREET, LANGLEY, B.C.

HIGH PROFILE OWNER / USER OPPORTUNITY IN ALDERGROVE

PRICE REDUCTION



FRASER HWY (+18,610 VPD)

272 STREET (+5,340 VPD)

Marcus & Millichap



OPPORTUNITY

Marcus & Millichap is pleased to present for sale and/or lease 3111 272 Street, Langley, B.C. (the "Subject Property"). This freestanding 8,314 SF building with 1,613 SF mezzanine, situated on a 32,860 SF lot, offers an exceptional opportunity for an owner-user, tenant, or investor seeking a prominent commercial presence with vacant possession available.

Ideally located in downtown Aldergrove, the Subject Property benefits from excellent visibility and frontage along 272 Street, with easy access to Fraser Highway and directly across from the transformative Aldergrove Town Centre – a master-planned community by Janda Group featuring 456 new residential units and 27,550 SF of commercial space, ensuring continued growth in foot traffic and long-term customer demand.

Zoned C-2 (Community Commercial), the Subject Property permits a wide range of uses, including daycare, liquor retail, restaurant, and personal service establishments, among many others. The Subject Property features ample onsite parking with multiple access points and future redevelopment potential under the Medium Density Mixed-Use designation, allowing for up to 2.0x FSR and a 5-storey mixed-use development.

SALIENT DETAILS

Address:	3111 272 Street, Langley, B.C.
PID:	017-485-525
Zoning:	C-2 Community Commercial Zone
Land Use:	Medium Density Mixed-Use
Parking:	Ample surface-level parking stalls
Land Size:	32,860 SF
Building Size:	8,314 SF + 1,613 SF Mezzanine
Sale Price:	\$5,850,000 \$5,495,000
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents

HIGHLIGHTS



8,314 SF building with 1,613 SF mezzanine on 32,860 SF lot, available for vacant possession.



Premier Langley Location: Ideally situated directly across from the landmark Aldergrove Town Centre - a dynamic, master-planned community by Janda Group. This transformative development features 456 new residential condominiums and 27,550 SF of commercial space, bringing significant growth in foot traffic and a vibrant customer base to the heart of Aldergrove.



Strong visibility and frontage on 272 Street with easy access to Fraser Highway.



Development potential via its Medium Density Mixed Use designation which allows for 2.0x FSR for a 5-storey mixed-use development.



Ample parking with multiple access points.



C-2 (Community Commercial) zoning designation, includes daycare, liquor retail, restaurant and personal services establishments



Exposure to over 29,400 vehicles per day within immediate trade area



Projected population increase of 9.6% within 10-min drive

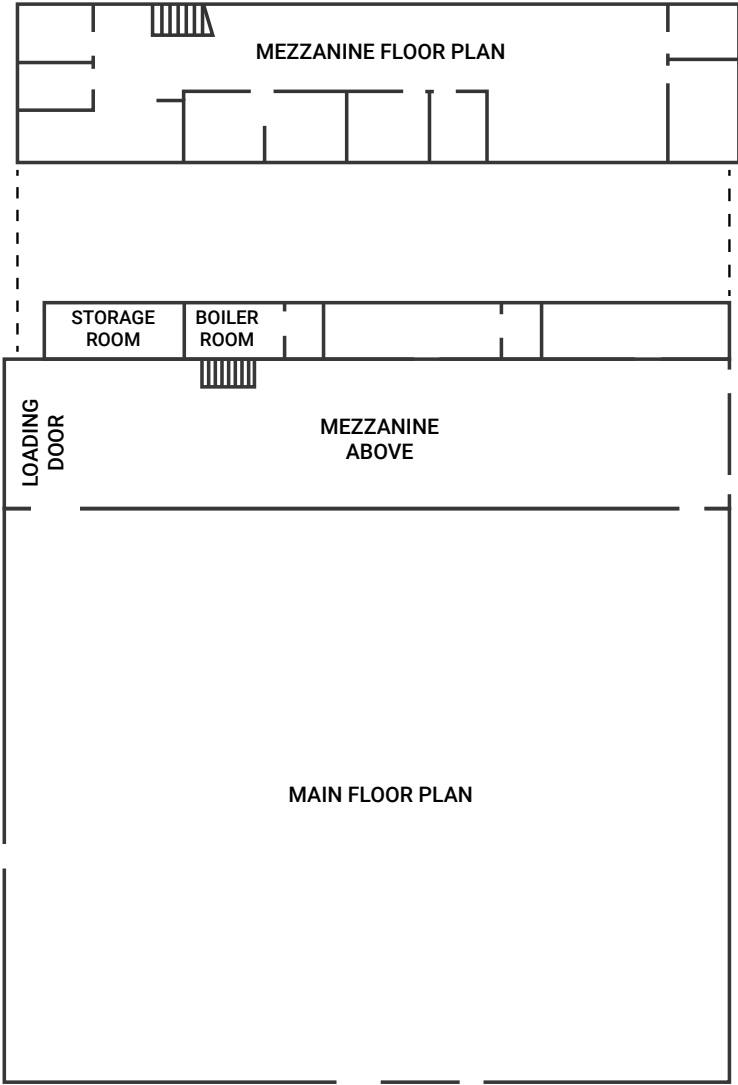


Existing fenced off outdoor area

Demographics	5 Min. Drive Time	10 Min. Drive Time
2024 Total Population	19,045	34,226
2024 Households	6,340	11,317
2024 Avg. Household Income	\$107,404	\$115,244
% Population Change (2024-2029)	5.2%	9.6%



FLOOR PLAN



272 STREET (+5,340 VPD)



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