

— Prime Freestanding Corner Property for Sale/Lease —
27271 Fraser Highway, Aldergrove | Mixed-Use
Development Potential

FOR
SALE/
LEASE



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Prime Corner Property on Fraser Highway

Opportunity to purchase or lease commercial, retail, or office space, ideal for a wide range of businesses, including daycare, restaurant, bar, and more. The zoning allows for various commercial uses with development potential for retail on the ground floor and residential above. This freestanding corner property features an open floor plan adaptable to any business type. Conveniently located with quick access to Highway 1, 16th Avenue, and the U.S. border, making it an excellent location for business owners seeking accessibility and future growth.



Freestanding Corner Property



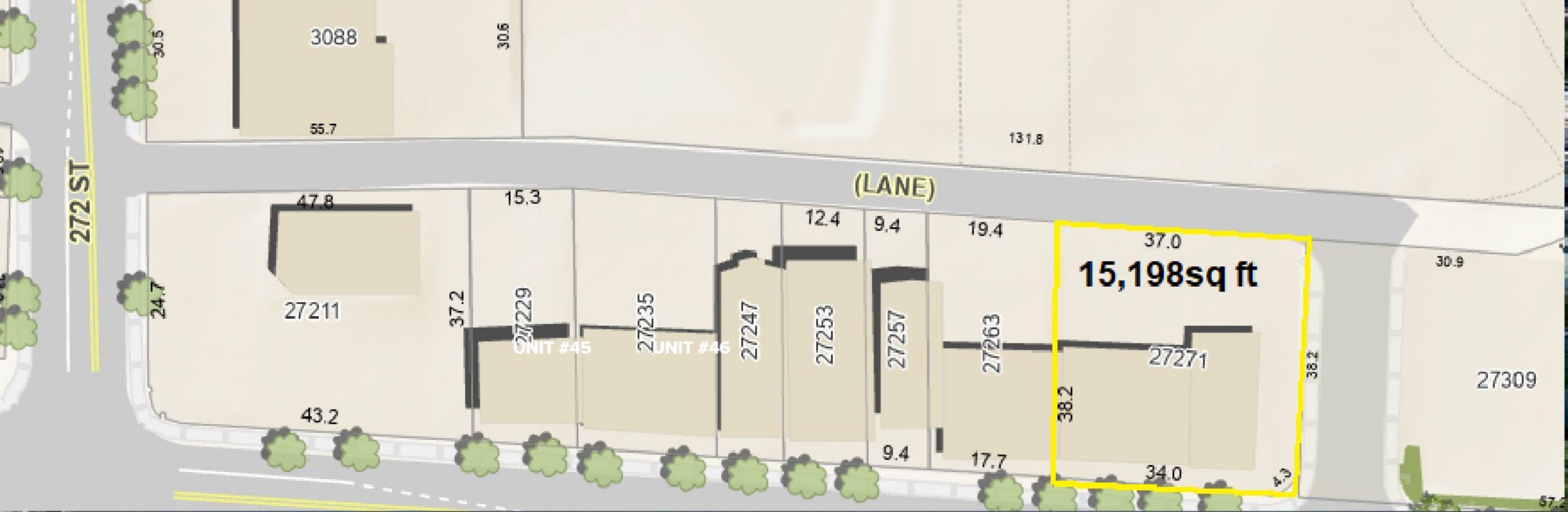
Accessible location with easy access to Highway-1



Mixed-Use Development Potential



3-phase power available



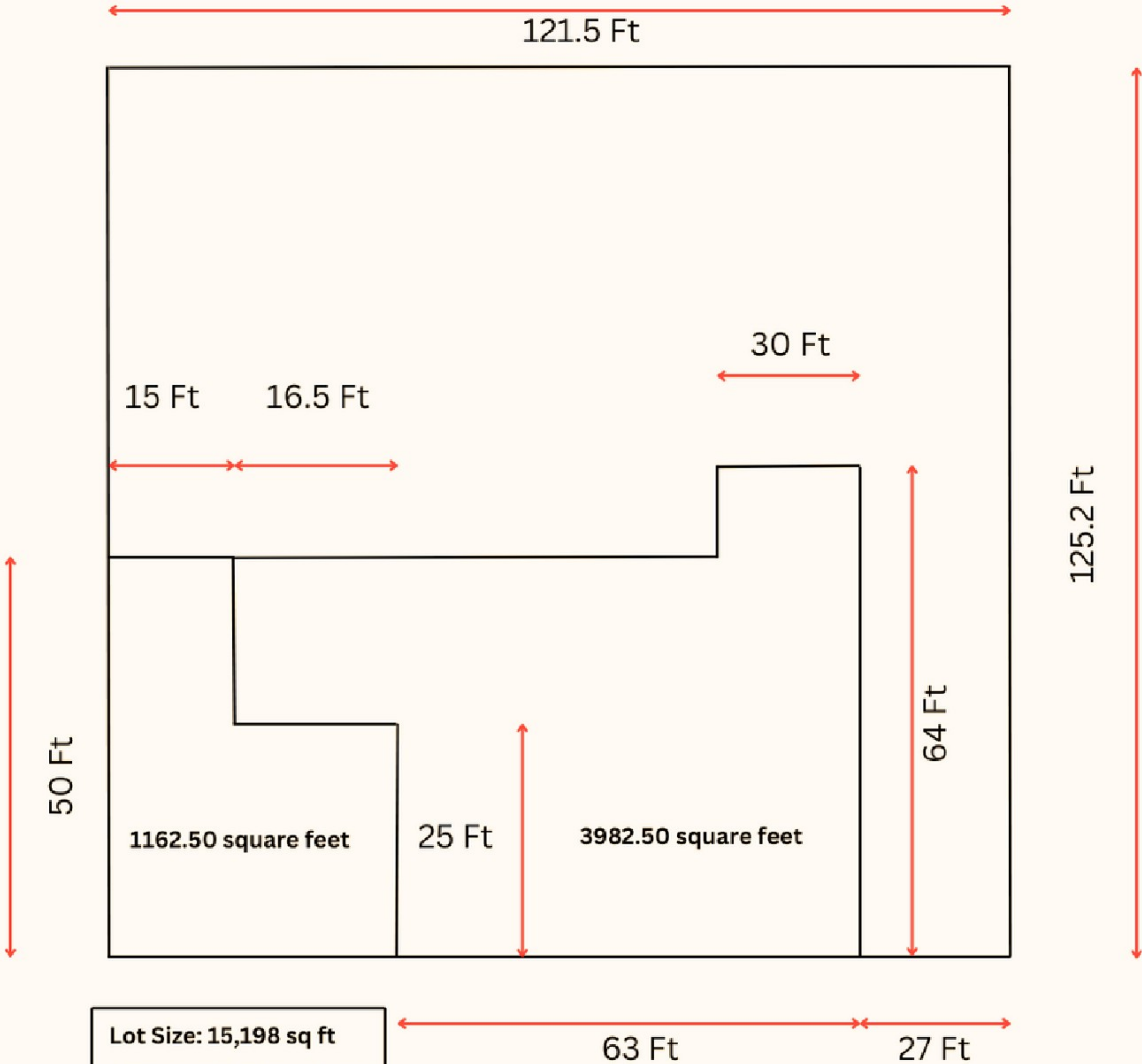
Units Available

UNIT	#01	#02	TOTAL
ADDRESS	27271 Fraser Highway, Aldergrove	27279 Fraser Highway, Aldergrove	
SIZE	± 1162.50 SqFt	± 3982.50 SqFt	± 5,145 SqFt
ZONING	C-2	C-2	C-2
ASKING RENT (Negotiable)	\$29/sq ft + \$5/sq ft (NNN)		
ASKING PRICE	Please Contact Realtor		





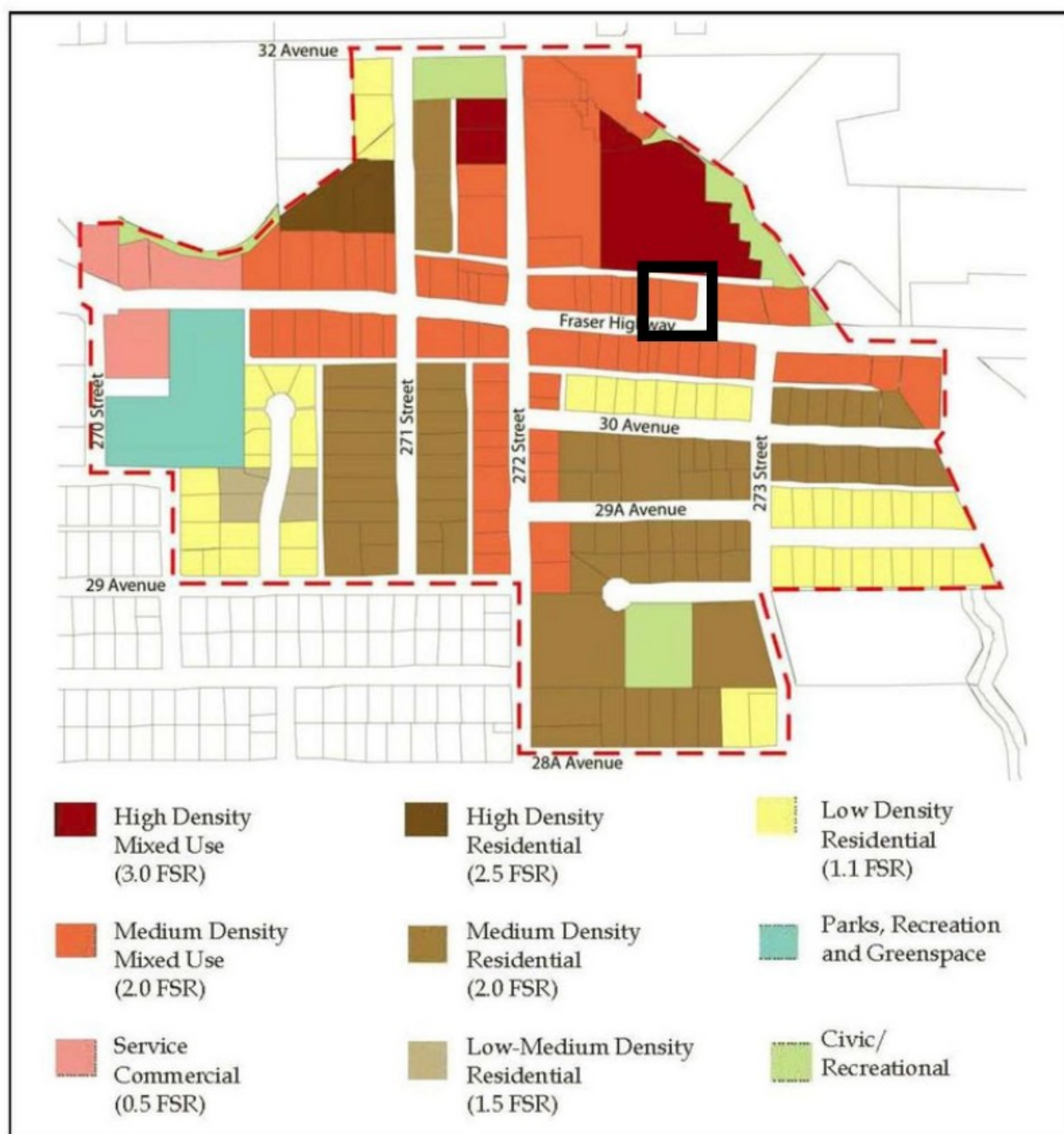
27271 Fraser Highway
Aldergrove, BC



2.0 ALDERGROVE CORE AREA LAND USE PLAN

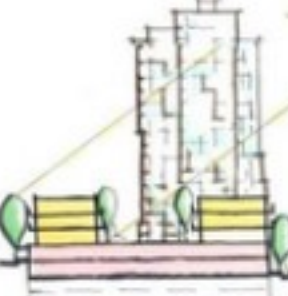
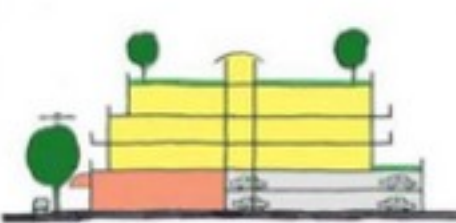
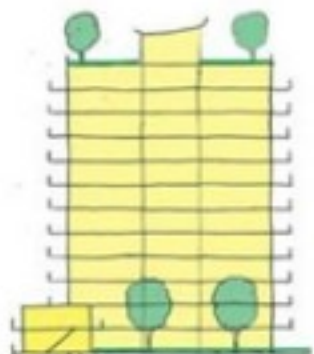
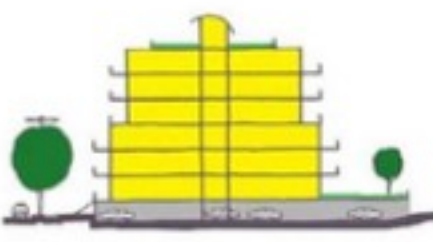
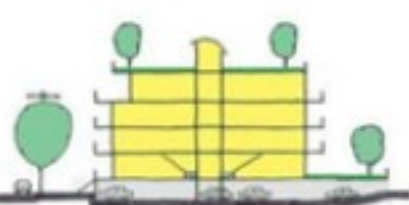
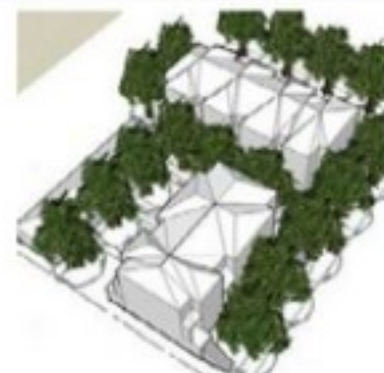
The land use plan and associated land use designations below and on the following page describe in detail the community's long term vision for the type and intensity of land uses desired for the downtown. Together, these will guide the re-zoning and development process. Density is defined using **Floor Area Ratio (FSR)**, the ratio of the total floor area of buildings on a certain location to the land area (space) of that location.

2.1 Land Use Plan



Aldergrove Core Area Land Use Plan

2.2 Land Use Designations

Designation	Density	Height	Built Form Examples
■ High Density Mixed Use	3.0 FSR	up to 16 storeys (50 m)	  
■ Medium Density Mixed Use	2.0 FSR	up to 5 storeys (14 m)	  
■ High Density Residential	2.5 FSR	up to 16 storeys (50 m)	  
■ Medium Density Residential	2.0 FSR	up to 6 storeys (20 m)	  
■ Low-Medium Density Residential	1.5 FSR	up to 4 storeys (14 m)	  
■ Low Density Residential	1.1 FSR	2.5 storeys	  

*The city may permit a higher Floor Space Ratio (FSR) given the availability of a four-level city parking facility directly behind the subject property.



Location

Fraser Highway serves as a key arterial route in the Lower Mainland, linking Surrey and Abbotsford. This property is strategically located within the Aldergrove Downtown Core Area, which is in the Township of Langley—one of the fastest-growing commercial hubs in the Fraser Valley. Directly behind the site, Janda Group's Aldergrove Town Centre is taking shape, with the first phase welcoming occupants as of mid-March. Additionally, the City has upcoming development plans at the intersection of 272 Street and Fraser Highway, further enhancing the area's growth and investment potential.

**For More
Information
Contact**

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