

3083 276th Street

ALDERGROVE, BC

CHRISSAVAGE.CA



AVAILABLE FOR SALE

**\$2,138,000**

Rare opportunity to acquire a free-standing mixed-use building strategically located in the heart of Aldergrove's commercial core. This 5,120 sq. ft. property features residential units above and retail units at grade, offering excellent flexibility for investors seeking a value-add asset or owner-users looking to operate a business while benefiting from on-site residential income.

**For more information or to schedule a tour:**

**CHRISTOPHER SAVAGE \*PREC**

Associate Broker

604 538 8888 Office

604 764 1496 Cell



**SUTTON**

COMMERCIAL REAL ESTATE BROKERAGE

15595 24th Avenue  
Surrey, BC V4A 2J4

**Office 604 538 8888**

**Cell 604 764 1496**

**chrisssavage.ca**

3083 276th STREET

ALDERGROVE BRITISH COLUMBIA

CHRISAVAGE.CA

## Detailed Information

### Building:

5120/SF 2 floors with one retail unit measuring 2560/SF and 2 (two) 2 bedroom residential units on the 2nd floor. Concrete block construction with tar a gravel roof.

### Land:

6734/SF measures 50FT Wide X 135/SF Deep

### Parking:

10 undedicated.

### Lease Expiration:

February 1st 2030, with 60 day landlord termination clause ( commercial unit only)

### Location:

Prominent street front exposure direct visibility from one of Aldergrove's busiest plaza, and convenient access to Fraser Highway, the property is well positioned near established retailers and services including Starbucks, RBC, Subway, FreshCo, Shell and OK Tire,

### Zoning:

Favorable C3 zoning supports a wide variety of retail, service and professional business uses, making this compelling opportunity in a growing neighborhood.

### Financials:

Suite A	\$1,900.00
Suite B	\$1,744.00
Unit 1	\$3,301.58
Unit 2	\$3,301.58
Gross monthly	\$10,247.16
<b>Annual Gross Income</b>	<b>\$122,419.65</b>

### Property Expenses

Insurance	\$4,733.00
P Tax	\$ 16,782.64
Utilities	\$1,030.63
<b>Total</b>	<b>\$22,546.27</b>
<b>Net Operating Income</b>	<b>\$100, 419.65</b>

**Offered at \$2,138,000**

**Active**  
**C8079535**

List Date: **6/10/2026** Exp Date: **12/10/2026**  
Seller Accept Date:  
Subj Removal Date: DOM: **2**  
Completion Date: Org: **F**

**3083 276 STREET**  
**Aldergrove Langley**  
**Langley**  
**V4W 3L4**



**For Sale Multi-Family Commercial**  
**Multi-Family Commercial, Retail**

Price: **\$2,138,000**

Orig. **\$2,138,000** Prev. **\$0**  
Leased/Sold **/**



Zoning: **C3** Gross Prop **\$15,194.88** Tax Yr: **2026** Sale Type: **Asset**  
P.I.D.#: **005-067-685** Building/Complex Name:

Rare opportunity to acquire a free-standing mixed-use building strategically located in the heart of Aldergrove's commercial core, This 5,120 sq ft property features residential units above and retail units at grade, offering excellent flexibility for investors seeking a value-add asset or owner-users looking to operate a business while benefiting from on-site residential income. With prominent street-front exposure, direct visibility from one of Aldergrove's busiest plazas, and convenient access to Fraser Highway, the property is well positioned near established retailers and services including Starbucks, RBC Subway, FreshCo, Shell, and OK Tire, as well as upcoming new development in the area. Favourable C-3 zoning supports a wide variety of retail, service, and professional business uses, making this a compelling opportunity in a growing neighbourhood. All units are currently rented.

**MEASUREMENTS:**

Subj. Space Sq.Ft: **5,120** Space Avail for Lse:  
Subj. Space Width **50** Whse/Indust.Sq.Ft:  
Subj. Space Depth: **135** Office Area Sq. Ft:  
Land Size Sq.Ft: **6,734.00** Retail Area Sq. Ft: **2,560**  
Land Size Acres: **0.15** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **50.00** Min. Divisible Space:  
Subj Prop Depth ft.: **135.00** Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month:  
Seller's Int.: **Registered Owner**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy: **Tenant**

**NET / GROSS RENT**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: # of Docks  
# of Storeys: **2** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **7** Clear Ceiling Ht (ft):  
Year Built: **1991** Class of Space:  
Building **Commercial Mix**  
Potential to Redevelop? **Yes** Comments:  
Environ. Assess.Done? **No** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts: **2**  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts **2**  
# of Other Units:  
Total # of Units: **2**  
APOD Cap Rate **0.00**

**BUS/BWP & AGR DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LEGAL:** LOT 218 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 52827

**REALTOR REMARKS:** Tenant occupied. Please don't visit without a confirmed appointment

**DESIGNATED AGENT(S):**

**Christopher Savage - PREC - CONTC: 604-538-8888**  
Sutton Group-West Coast Realty (Surrey/24) - OFC: 604-538-8888  
info@chrissavage.ca

**APPOINTMENT INFORMATION:**

Contact Listing REALTOR®  
**CHRIS SAVAGE**  
**604-764-1496**  
Virtual Tour: **VirtualTourLink**  
Brochure:

Commission: **1.25% OF THE SELLING PRICE**

Seller/Landlord:**BC1161587**

Sell Firms: 1.

2.

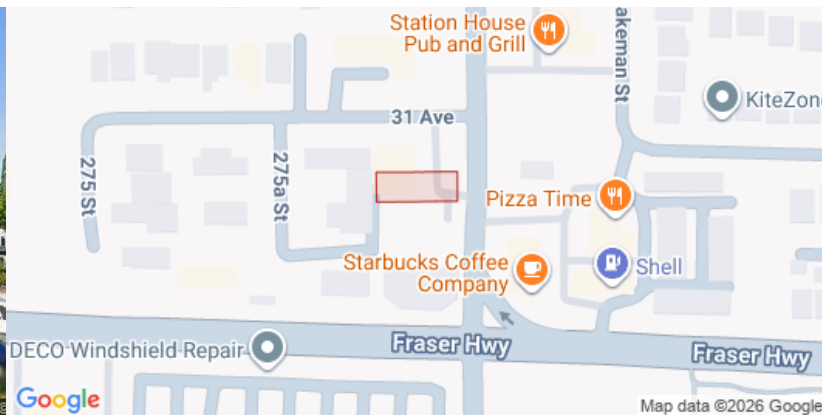
Buyer Agents:1

2.

3.



COMMERCIAL RESIDENTIAL SPECIALIST



## 3083 276 ST Langley BC V4W 3L4

<b>PID</b>	005-067-685	<b>Legal Description</b>	LOT 218 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 52827				
<b>Zoning</b>	C-3 - Service Commercial Zone	<b>Plan</b>	NWP52827				
		<b>Community Plans(s)</b>	OCP: Aldergrove - Commercial, not in ALR				
<b>Floor Area</b>	-	<b>Max Elevation</b>	103.88 m	<b>Year Built</b>	1991	<b>Transit Score</b>	39 / Some Transit
<b>Lot Size</b>	6635.64 ft <sup>2</sup>	<b>Min Elevation</b>	103.46 m	<b>Bedrooms</b>	-	<b>Walk Score</b>	70 / Somewhat Walkable
<b>Tax Year</b>	2025	<b>Annual Taxes</b>	\$15,194.88	<b>Bathrooms</b>	-	<b>Structure</b>	STORE(S) AND LIVING QUARTERS

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
C8079535	Active 10/06/2026	2	\$2,138,000 / -	Sutton Group-West Coast Realty (Surrey/24)
C8069479	Expired 30/09/2025	132	\$2,128,000 / -	Macdonald Commercial Real Estate Services Ltd.
C8054183	Terminated 09/11/2023	59	\$2,298,000 / -	Royal Pacific Realty (Kingsway) Ltd.

### APPRECIATION

	Date	(\$)	% Change
List Price	10/06/2026	\$2,138,000	75.97 %
Sales History	22/04/2020	\$1,215,000	35.05 %
	13/07/2018	\$899,700	69.75 %
	03/05/2016	\$530,000	

### ASSESSMENT

	2025	2026	% Change
Building	\$1,330,000	\$1,229,000	-7.59 %
Land	\$572,000	\$673,000	17.66 %
Total	\$1,902,000	\$1,902,000	

### DEVELOPMENT APPLICATIONS

Project No: [13-20-0154](#)  
 Folder No: CR000020  
 Location: 3083 276 Street  
 Application Date: 2020-08-31  
 Agent: BURB CANNABIS CORP  
 Project Description: The applicant proposes to amend Service Commercial Zone C-3 to allow a site-specific cannabis retail use. The applicant has also submitted a Cannabis Retail Sales Endorsement application to the Provincial Liquor and Cannabis Regulation Branch.  
 Status: Removed from City's Data Base  
 Community: Aldergrove;  
 Project No: [13-20-0154](#)  
 Folder No: RZ100647  
 Location: 3083 276 Street  
 Application Date: 2020-08-31  
 Agent: BURB CANNABIS CORP...

The enclosed information, while deemed to be correct, is not guaranteed.

603 **SERVICE COMMERCIAL ZONE C-3**

**Uses Permitted**

- #2608 603.1 In the C-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:  
04/07/88  
#2663  
09/01/89  
#2760  
11/09/89  
#3782  
27/07/98  
#3010  
15/04/91  
#3317  
13/12/93  
#3468  
05/06/95  
#3782  
27/07/98  
#5109  
14/09/15  
#5441  
11/03/19  
#5937  
06/11/23
- 1) *accessory buildings* and uses
  - 2) *assembly uses*
  - 3) bakeries
  - 4) commercial recreation, instruction and entertainment *uses*, excluding *arcades*, *pool halls* and *casino halls*
  - 5) computer and computer accessory stores
  - 6) *convenience stores* limited to a maximum *gross floor area* of 450m<sup>2</sup>
  - 7) dry cleaners
  - 8) feed, fertilizer and pet supply sales
  - 9) *funeral homes* excluding crematoria and accessory crematoria
  - 10) furniture stores and appliance stores
  - 11) *gas bars*
  - 12) *highway commercial uses* (See Section 102 Definitions)
  - 13) *home improvement centres*
  - 14) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 49, Except part in Plan LMP23118 Section 6 Township 11 New Westminster District Plan 42603
  - 15) new automotive parts and accessory stores
  - 16) *personal service use*
  - 17) public transportation depots
  - 18) *refund container return centre* up to a maximum size of 280m<sup>2</sup> (3,000ft<sup>2</sup>)
  - 19) *residential uses* accessory to *commercial uses* and subject to Section 603.3
  - 20) *restaurants*
  - 21) sale of seasonal *agricultural* products
  - 22) servicing of household appliances and goods
  - 23) *service stations*
  - 24) taxi dispatch and pickup and delivery offices
  - 25) *vehicle servicing* and *vehicle repair shops*
  - 26) veterinary clinics
  - 27) video sales and rental stores
  - 28) wholesale distribution uses
  - 29) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 1 Section 6 Township 14 NWD Plan LMP48899

**Commercial Uses**

- #2587 603.2 All business shall be conducted within a completely enclosed *building* except for  
02/05/88 parking, loading, display, commercial recreation, eating areas and seasonal *uses*, where accessory to a permitted *use*.

**Residential Uses**

- #3088 603.3 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by  
06/01/92 the owner, manager or caretaker and immediate *family*.

**Lot Coverage**

- 603.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

### **Siting of Buildings and Structures**

- #2501 603.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure*  
27/07/87 shall be sited less than:  
#3010  
15/04/91 a) 4.5m from a *front lot line*;  
#3782 b) 3.0m from a *rear lot line*;  
27/07/98 c) 4.5m where the *side lot line* abuts a *flanking street*;  
d) 9.0m from any *lot line* abutting an SR, R, MH-1 or RM zone;  
e) 0m from any *side lot line*.

### **Height of Buildings and Structures**

- #3782 603.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not  
27/07/98 12m.

### **Parking and Loading**

- 603.7 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

- 603.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

### **Landscaping, Screening and Fencing**

- 603.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

**TITLE SEARCH PRINT**

2026-06-08, 12:02:24

File Reference:

Requestor: chris savage

Declared Value \$1215000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

**Title Number**

From Title Number

CA8150259

CA6930445

**Application Received**

2020-04-22

**Application Entered**

2020-04-24

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

FRASER HWY PRIME INVESTMENTS LTD., INC.NO. BC1161587  
731 SCHOOLHOUSE STREET  
COQUITLAM, BC  
V3J 5S1**Taxation Authority**

Langley, The Corporation of the Township of

**Description of Land**

Parcel Identifier:

005-067-685

Legal Description:

LOT 218 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 52827

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

N69217

Registration Date and Time:

1977-07-08 12:06

Registered Owner:

DISTRICT OF LANGLEY

Remarks:

INTER ALIA  
PLAN 52828

Nature:

MORTGAGE

Registration Number:

CA8150278

Registration Date and Time:

2020-04-22 10:32

Registered Owner:

BLUESHORE FINANCIAL CREDIT UNION  
INCORPORATION NO. FI 18

**TITLE SEARCH PRINT**

2026-06-08, 12:02:24  
Requestor: chris savage

File Reference:

Declared Value \$1215000

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA8150279  
Registration Date and Time: 2020-04-22 10:32  
Registered Owner: BLUESHORE FINANCIAL CREDIT UNION  
INCORPORATION NO. FI 18

Nature: MORTGAGE  
Registration Number: CB1783660  
Registration Date and Time: 2024-12-20 10:33  
Registered Owner: BLUESHORE FINANCIAL CREDIT UNION  
INCORPORATION NO. FI 18

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1783661  
Registration Date and Time: 2024-12-20 10:33  
Registered Owner: BLUESHORE FINANCIAL CREDIT UNION  
INCORPORATION NO. FI 18

Nature: MORTGAGE  
Registration Number: CB1986164  
Registration Date and Time: 2025-04-15 11:53  
Registered Owner: CAMBRIDGE MORTGAGE INVESTMENT CORPORATION  
INCORPORATION NO. BC0783243  
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1986165  
Registration Date and Time: 2025-04-15 11:53  
Registered Owner: CAMBRIDGE MORTGAGE INVESTMENT CORPORATION  
INCORPORATION NO. BC0783243  
Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE