

FOR SALE

26225 28 Avenue, Langley, B.C.

2.41 ACRE FUTURE INDUSTRIAL SITE IN ALDERGROVE

PRICE FURTHER
REDUCED



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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 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



New Asking Price: \$9,000,000 \$6,750,000 **\$5,800,000**



SALIENT DETAILS

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

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

PID: 001-017-799

ALR Status: Not in ALR

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

Current Zoning: [SR-2](#)

OCP Designation: Aldergrove - Industrial

The following additional information is available upon request.

Available Due Diligence:

- In-Stream TUP Application
- QEP Report
- Tree Summary Schedule
- Soil Percolation Testing
- Streamside Restoration Satisfactory Compliance
- Topographic Site Plan

Property Taxes (2025): \$49,650.58

Assessed Value: \$8,180,000

New Asking Price: ~~\$9,000,000~~ ~~\$6,750,000~~ **\$5,800,000**



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.



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