

VACANT - Prime Freestanding Corner Property for Sale –
2993 272nd St, Aldergrove | Mixed-Use Development
Potential

FOR
SALE



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PREC

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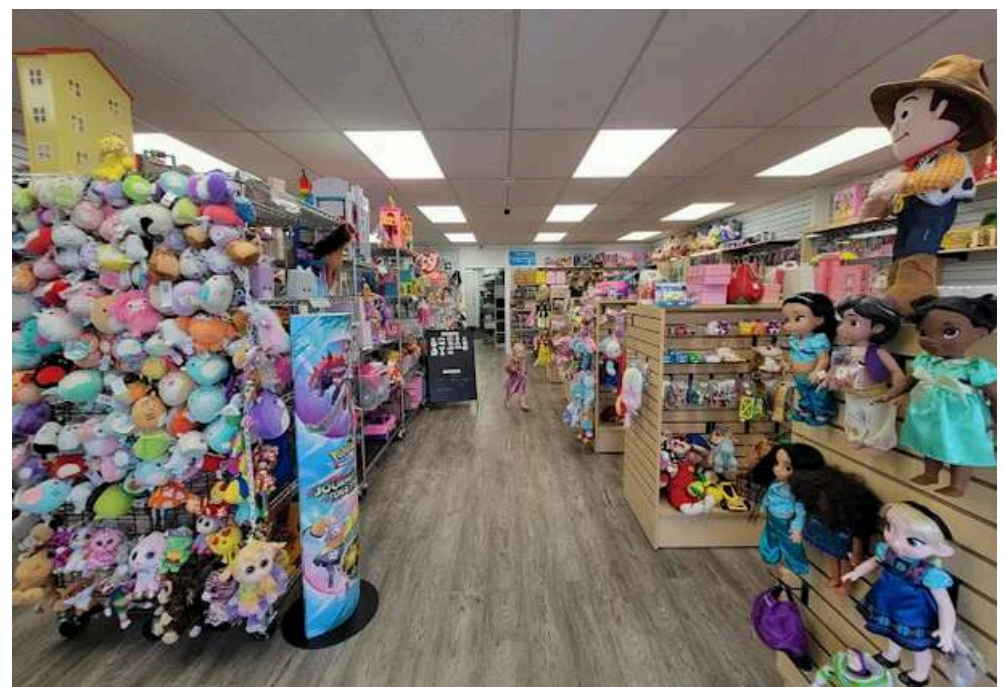
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Prime Corner Property on 272nd St Fraser Highway

Opportunity to purchase vacant commercial, retail, or office space, ideal for a wide range of businesses, including daycare, restaurant, office, 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

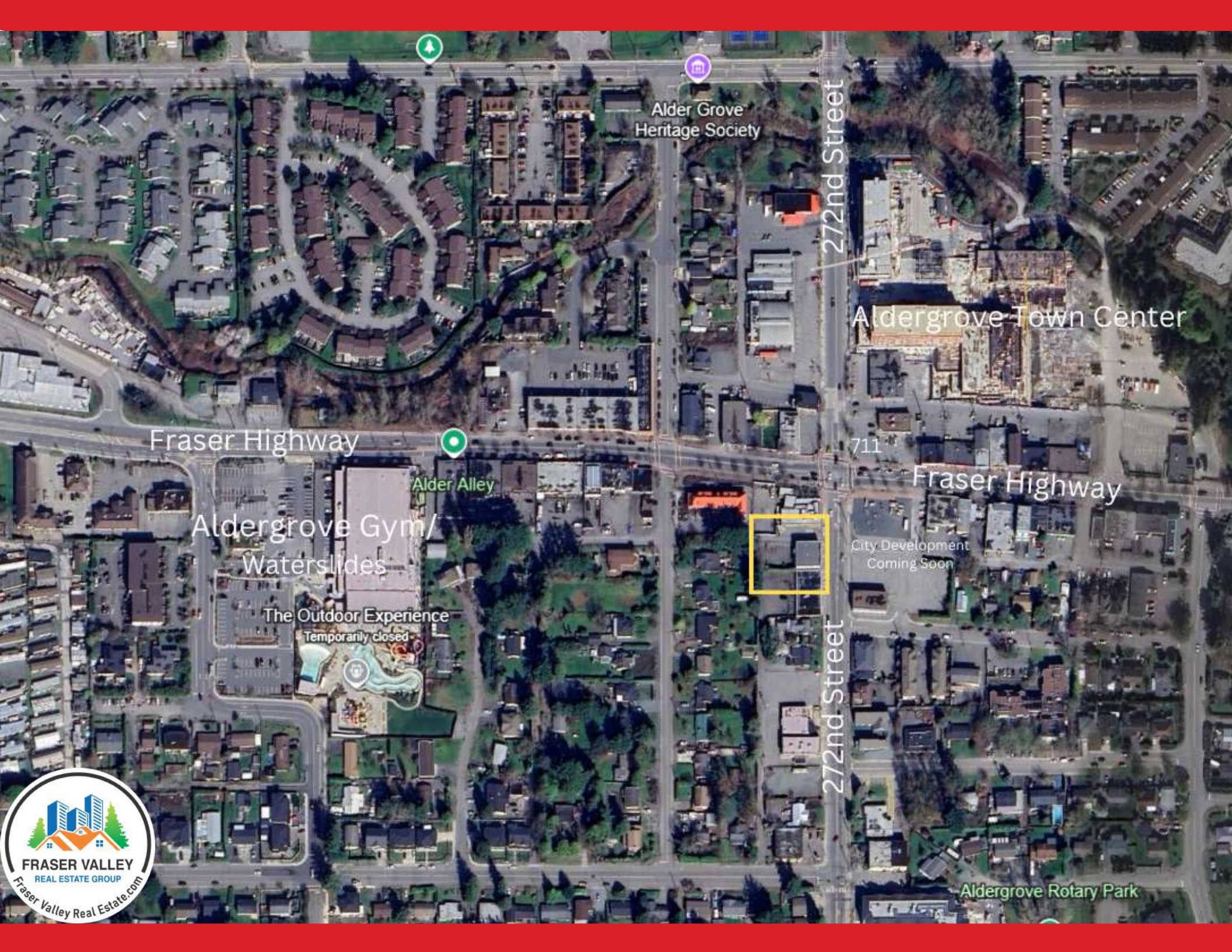


Mixed-Use
Development
Potential



Measurements (Approximate)

	BELOW	ABOVE	TOTAL
SPACE	2 retail units merged for toy store use.	5 bedrooms	4 full bathrooms above + 2 half below
SIZE	± 2850 SqFt	± 2850 SqFt	± 5,700 SqFt
ZONING	C-2	C-2	C-2
LOT SIZE	<ul style="list-style-type: none"> UNIQUE OPPORTUNITY TO PURCHASE VACANT BUILDING - 		7,200 Square Feet
RENTAL INCOME			
ASKING PRICE			Contact LR



Aldergrove Heritage Society

272nd Street

Aldergrove Town Center

Fraser Highway

Alder Alley

711

Fraser Highway

Aldergrove Gym/
Waterslides

City Development
Coming Soon

The Outdoor Experience
Temporarily closed

272nd Street

Aldergrove Rotary Park



FRASER VALLEY
REAL ESTATE GROUP

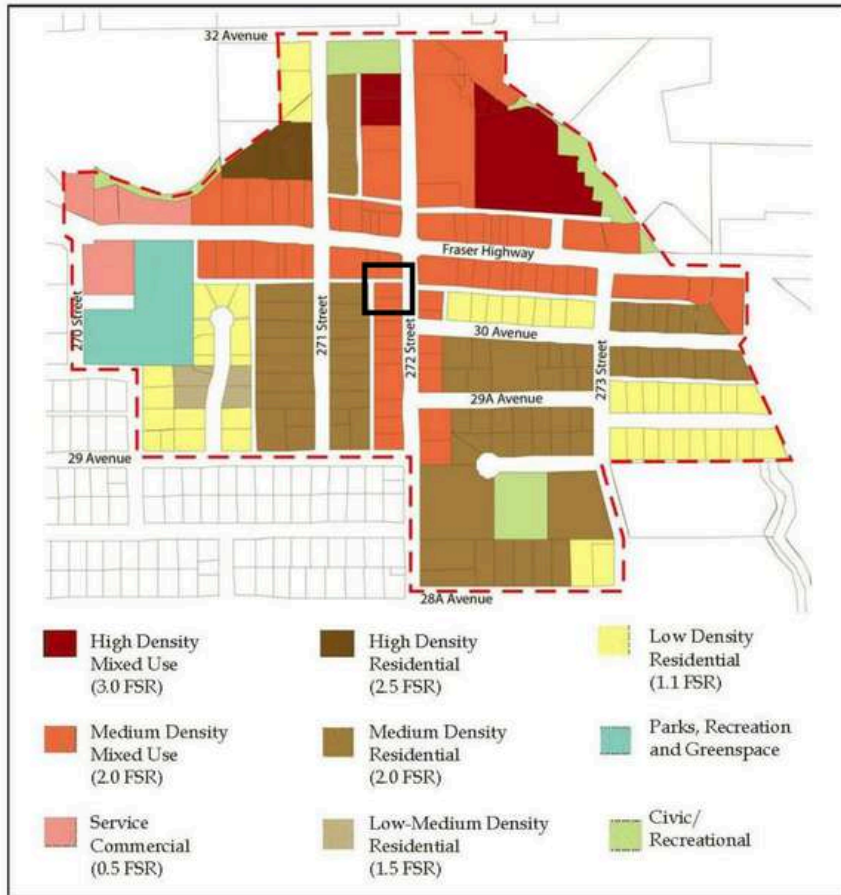
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2.0 ALDERGROVE CORE AREA LAND USE PLAN

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.

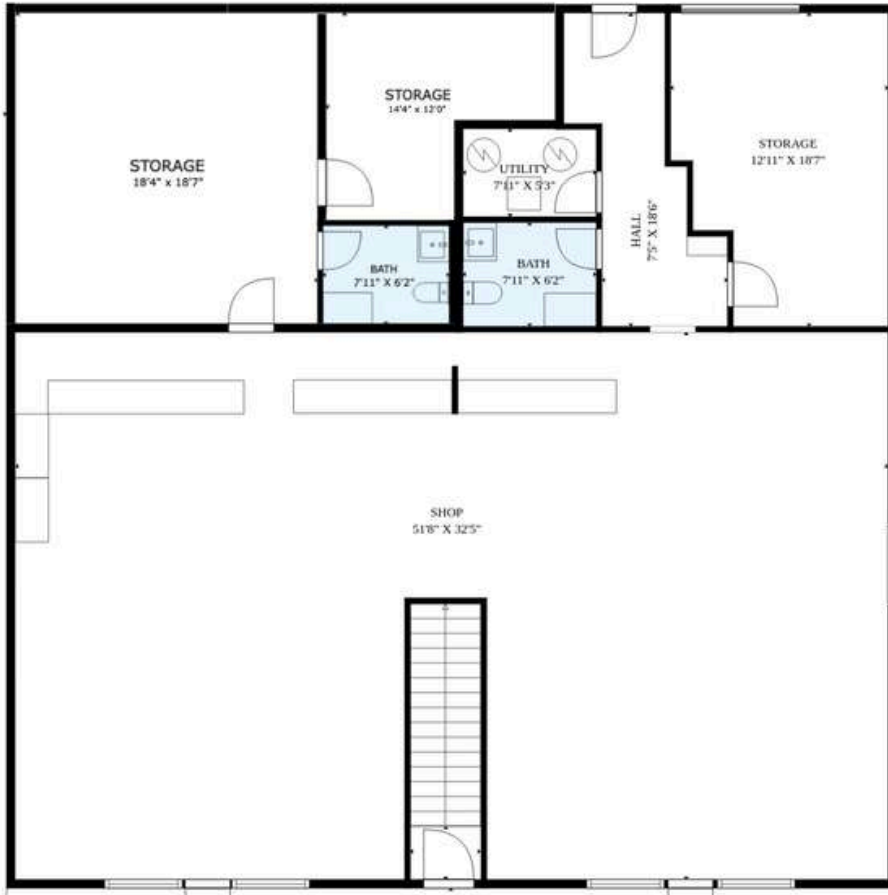
2.1 Land Use Plan



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	  



ENTRANCE FLOOR



LIVING FLOOR

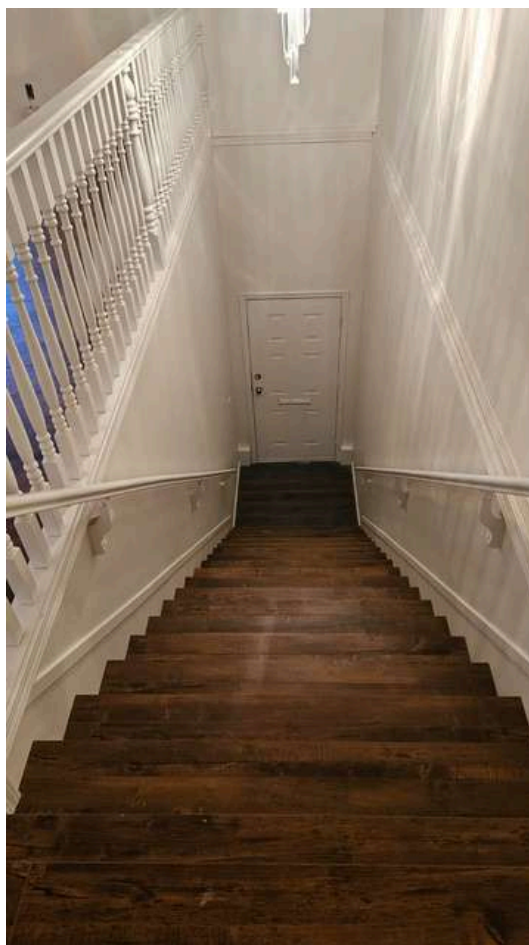


TOTAL FLOOR AREA: 5732 SQ.FT

ENTRANCE FLOOR 2866 sq.ft
LIVING FLOOR 2866 sq.ft

Excluded UTILITY ROOM 44 sq.ft

Grand Total : 5776 sq. ft



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 diagonal 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 (across the street), further enhancing the area's growth and investment potential.

**For More
Information
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