

FOR SALE

ALDERGROVE-BELLINGHAM HWY

13

SUBJECT SITE

262 ST

5.8 ACRE FUTURE INDUSTRIAL DEVELOPMENT SITE

NAICommercial

Marshall MacLeod

Personal Real Estate Corporation
Associate Vice President
604 671 9479
mmacleod@naicommercial.ca

Malcolm Reith

Sales Representative
778 987 5858
malcolmr@sutton.com

Sutton

WestCoast Realty™

3474 262nd Street
Aldergrove, BC

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca

3474 262nd Street, Aldergrove, BC

Opportunity

3474 262nd Street provide the opportunity to acquire a large 5.8 Acres “near future” Industrial Development Site in an extremely strategic location. Considered by Metro-Vancouver in the Regional Growth Strategy and supported in the Township of Langley’s Official Community Plan, the Subject Property’s future is destined to be developed as an Industrial site. As a “Non-Farm” use has been in operation for the past 23 years, it is inevitable that an Agricultural use will not again be realized on the Subject Property. The neighboring properties are all “Non-Farm” uses which lends the entire area to follow the “Land Use Concept” outlined in the Official Community Plan.

Improvements

MAIN HOUSE

This is a 4-bedroom, 2,704 SF home with extensive renovations, including new floors, gas heating, AC and bathrooms..

WAREHOUSES

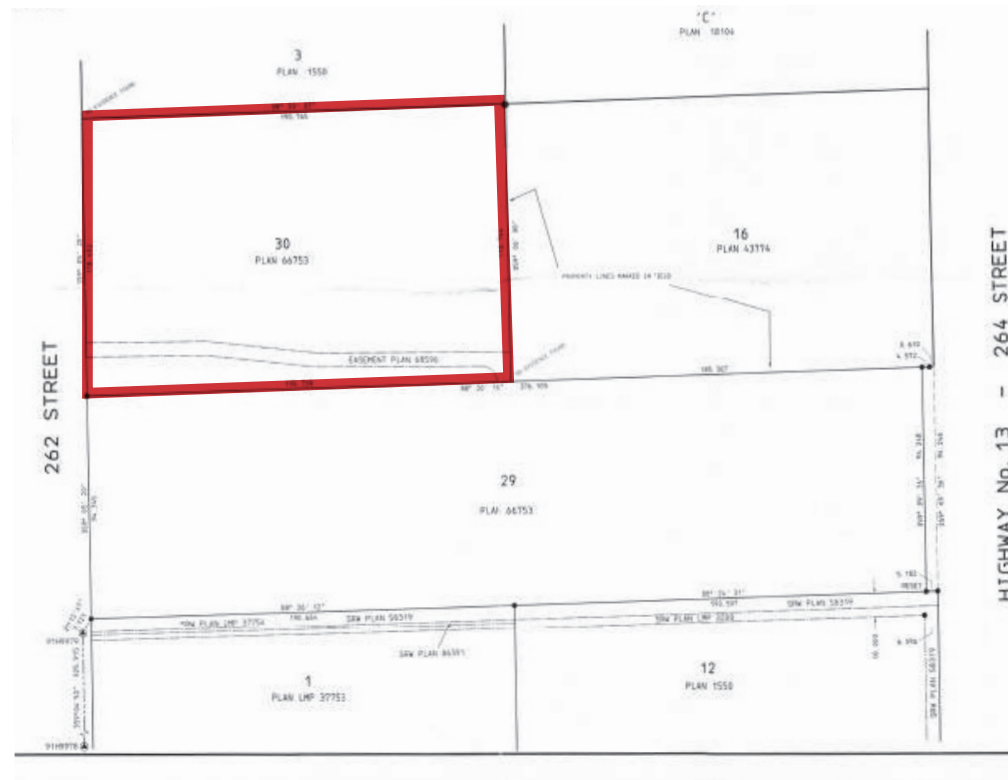
4,335 square foot Structure on concrete slab and 5,945 square foot Structure on Gravel bed.

CARRIAGE HOUSE

A two storey 1,345 square foot structure on a concrete slab.

Summary of Salient Facts

ADDRESS:	3474 262 nd Street, Aldergrove BC
LEGAL DESCRIPTION:	Lot 30 Section 25 Township 10 New West Minister District Plan 66753
PID	002-212-153
PROPERTY TAX (2021):	\$10,207.74
SITE SIZE:	5.8 Acres
ZONING:	RU-3- Rural
ASKING PRICE:	Contact Listing Agents



3474 262nd Street
Aldergrove, BC

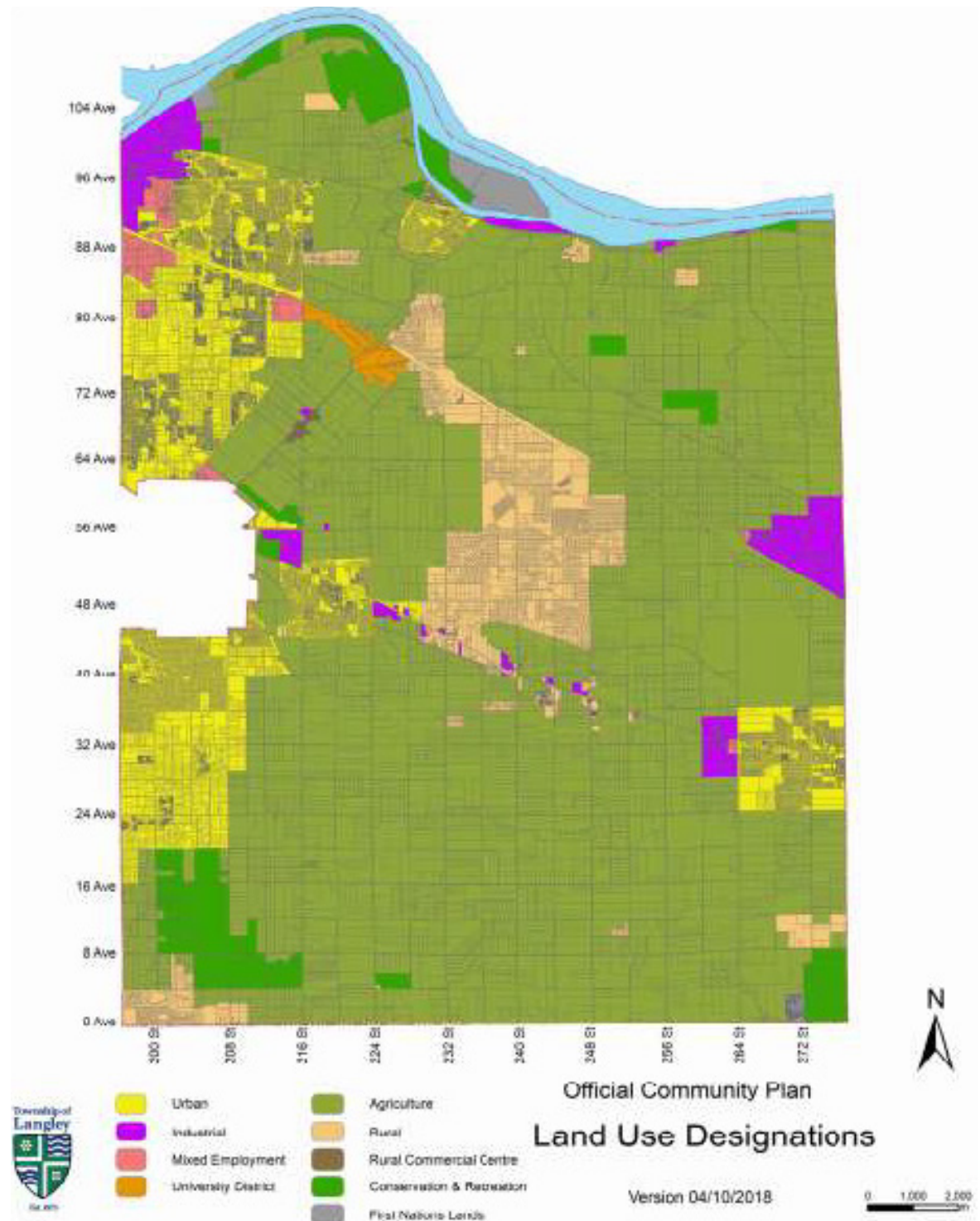
Location

The Subject Property is in the Community of Aldergrove in the Township of Langley, B.C. It is situated between 262nd and 264th Streets and one block north of the Fraser Highway. In addition, as the Township's southern boundary is the United States Border, the Subject Property is well positioned to utilize these strategic transportation corridors. Aldergrove is a mix of Rural, Residential, and business uses on the Township of Langley's eastern border. Gloucester Industrial Park, retail shops and parkland are core to the identity of Aldergrove.

Zoning and Redevelopment

The Subject Property is currently zoned RU-3 - Rural. Notwithstanding this zoning, the Property has been used as "Non-Farm" use for several years. The neighborhood is supported by business's which are all "Industrial" or "Light" Industrial uses. "Non-Farm" use is the identity of this area.

Considered by Metro Vancouver and supported by the Township of Langley, an exclusion from the Agricultural Land Reserve is likely and this will be relative to timing dependent on Government policy.





1. Save-On-Foods
2. BCLIQUOR
3. Mark's
4. McDonald's
5. Life Lab's
6. Chevron
7. TD Bank
8. Dulux
9. Pizza Hut
10. strEATS Aldergrove Kitchen
11. Best Western Plus
12. White Spot Aldergrove
13. A&W Canada
14. Tim Hortons
15. Fountain Tire
16. Starbucks
17. Sunrise Trailer Sales
18. Pointblank Installations Inc.
19. Grande West Transportation
20. Self Storage Depot ALD

Nearby Retail



Nearby Retail



Nearby Industrial



NAI Commercial

Marshall MacLeod
 Personal Real Estate Corporation
 Associate Vice President
 604 671 9479
 mmacleod@naicommercial.ca

Malcolm Reith
 Sales Representative
 778 987 5858
 malcolmr@sutton.com



NAI Commercial | 1300-1075 W Georgia St, Vancouver, BC V6E 3C9 | naicommercial.ca

©2023 NAI Commercial (BC) Ltd. All rights reserved. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus, Autoprop.