

FOR SALE

SUBJECT
SITE

ALDERGROVE-BELLINGHAM HWY

13

262 ST

14.3 ACRE FUTURE INDUSTRIAL DEVELOPMENT SITE | 8.5 AND 5.8 ACRE PARCELS AVAILABLE

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3428 & 3474 262nd Street, Aldergrove, BC



Opportunity

3428 & 3474 262nd Street provide the opportunity to acquire a large 14 plus acre “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

ARENA/WAREHOUSE BUILDING

This is a one storey wood, gable roof, wood frame 14,450 SF building with an additional 5,000 SF storage on each side. It is built on a reinforced concrete foundation.

STABLE/STORAGE BUILDING

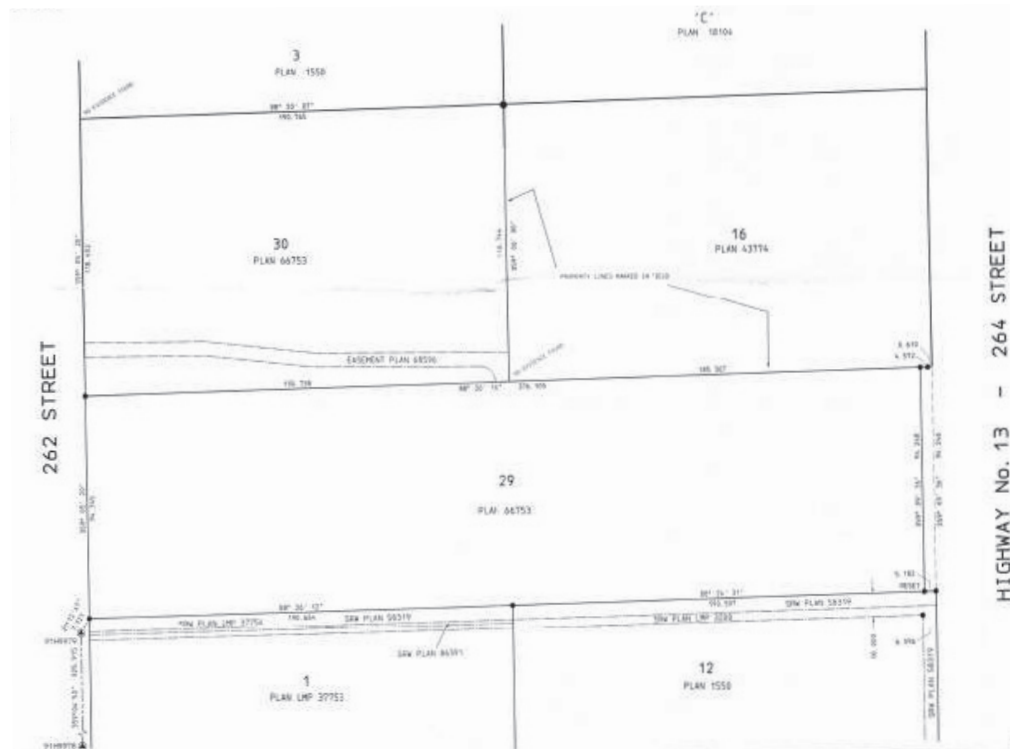
This is a one storey, gable roof 9,103 SF building. It is a wood pole structural frame with wood frame walls on a concrete foundation and is used or storage. Garage This is a one level, gable roofed 2,400 SF building built on a concrete foundation. It is constructed with a wood pole frame and wood framed walls.

MAIN HOUSE

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

Summary of Salient Facts

ADDRESS:	3428 262 nd Street, Aldergrove BC	3474 262 nd Street, Aldergrove BC
LEGAL DESCRIPTION:	Lot 29 Section 25 Township 10 New Westminister District Plan 66753	Lot 30 Section 25 Township 10 New West Minister District Plan 66753
PID	002-140-055	002-212-153
PROPERTY TAX (2021):	\$11,926.83	\$10,207.74
SITE SIZE:	8.5 Acres	5.8 Acres
ZONING:	RU-3- Rural	
ASKING PRICE:	Contact Listing Agents	



3428 & 3474 262nd Street Aldergrove, BC

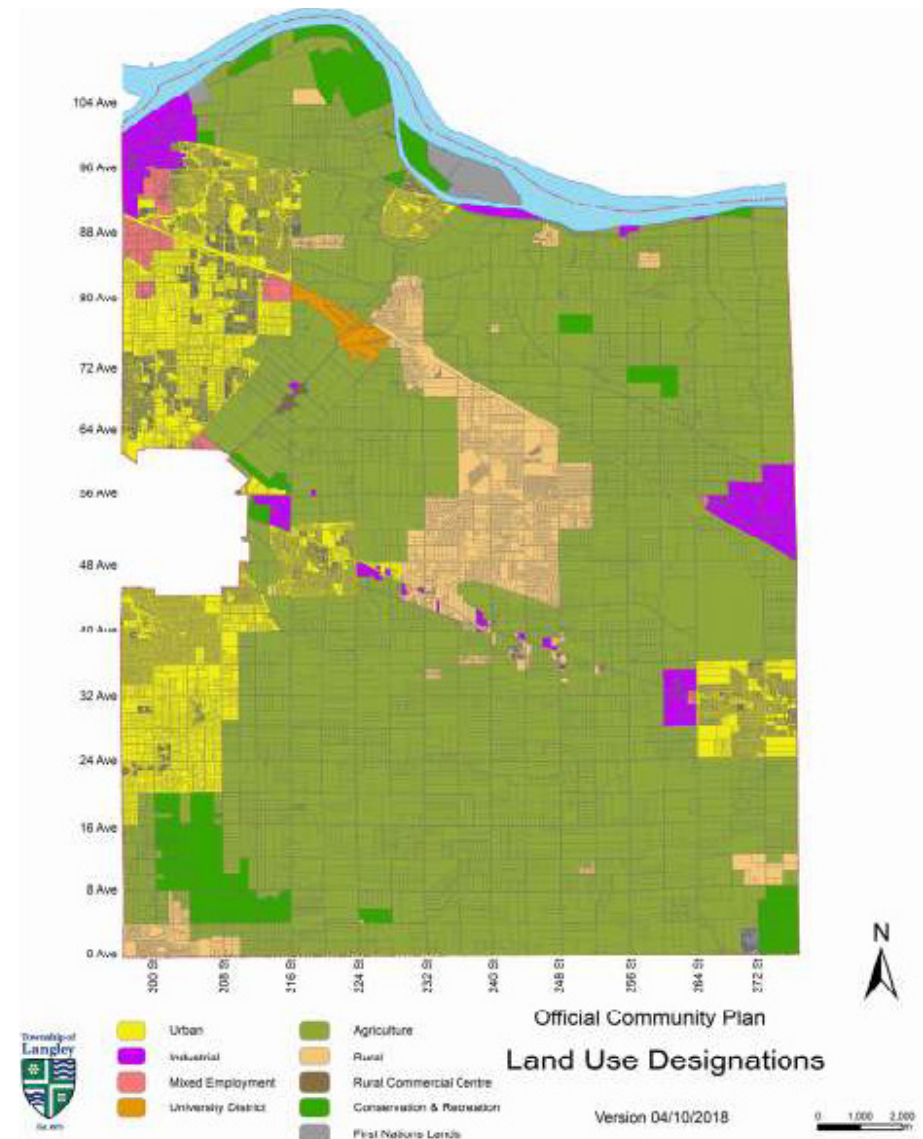
Location

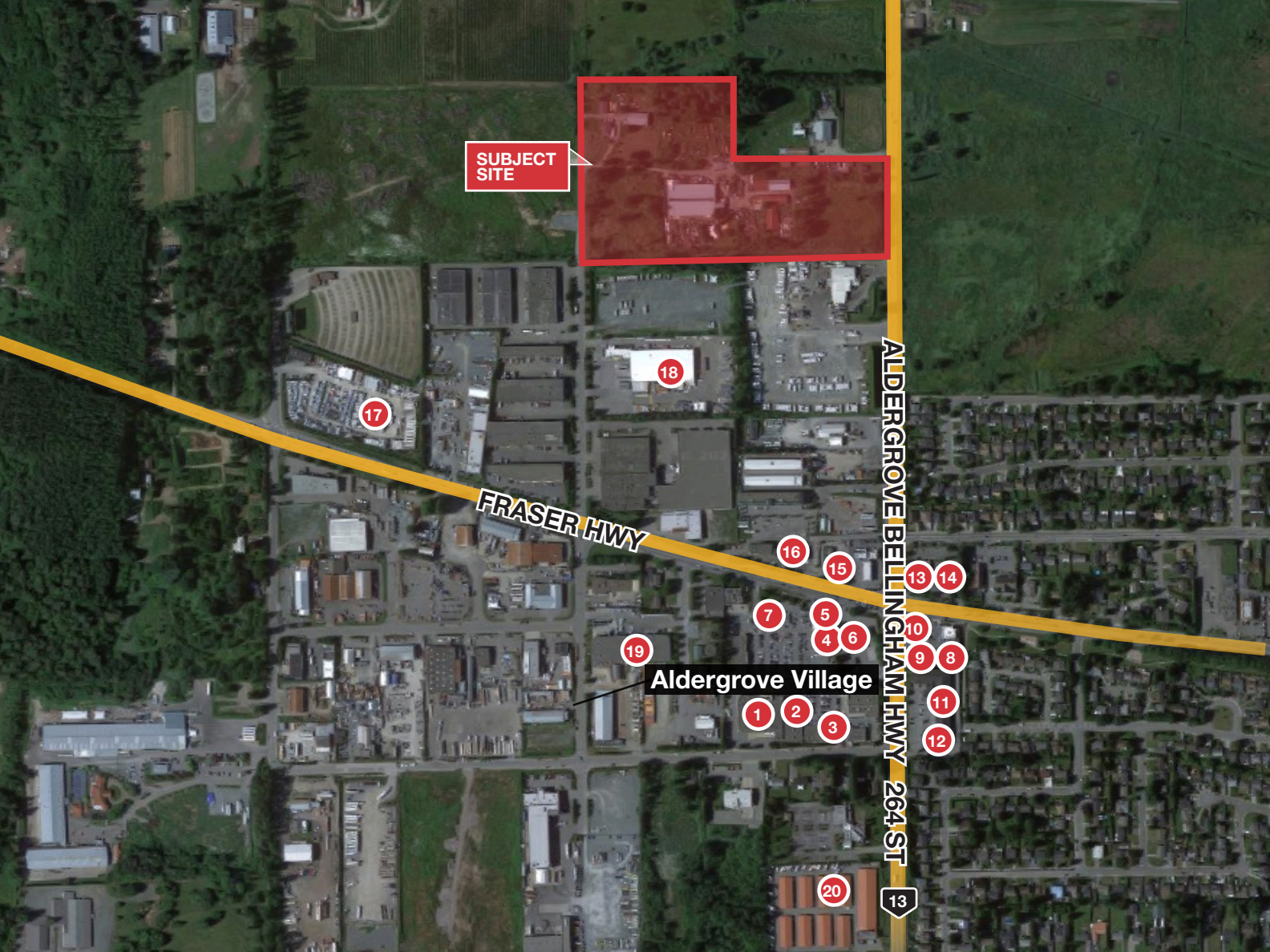
The Subject Property is in the Community of Aldergrove in the Township of Langley, B.C. It is situated between 262nd and 264th Streets and one block north of the Fraser Highway. In addition, as the Township's southern boundary is the United States Border, the Subject Property is well positioned to utilize 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.





SUBJECT SITE

FRASER HWY

ALDERGROVE BELLINGHAM HWY 264 ST

Aldergrove Village

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

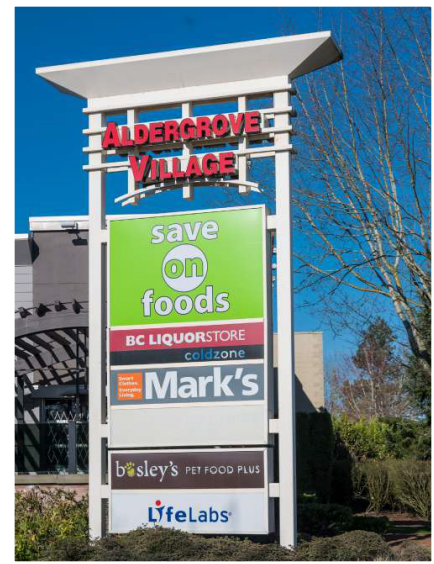
Nearby Retail



Nearby Retail



Nearby Industrial



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