

For Sale

3428 & 3474

262nd Street
Aldergrove, BC

14.3 Acre Future Industrial Development Site

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Subject

262nd Street

Aldergrove-Bellingham Hwy



Accelerating success.



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.

Salient Facts

Address	3428 & 3474 262nd Street, Aldergrove BC
Legal Address	Lot 29 Section 25 Township 10 New Westminister District Plan 66753 Lot 30 Section 25 Township 10 New West Minister District Plan 66753
Location	Langley, BC
Site Area	14.3 Acres
Zoning	RU-3- Rural
Property Tax 3428:	\$9,509.27 (2020)
Property Tax 3474:	\$8,444.77 (2020)
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.
Asking Price	Contact Listing Agents





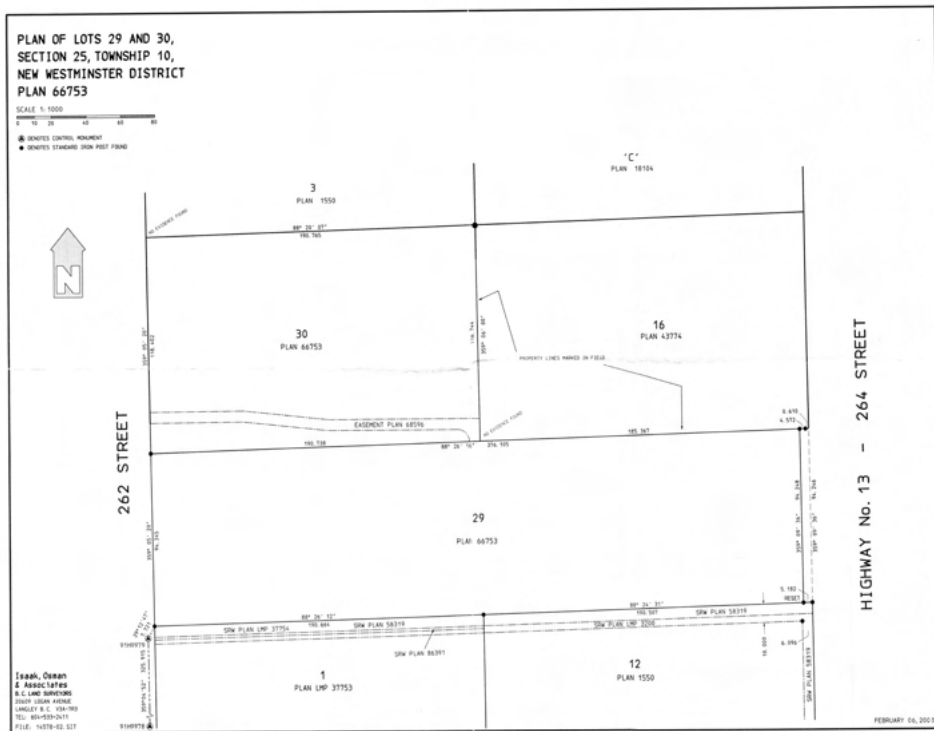
Location

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.

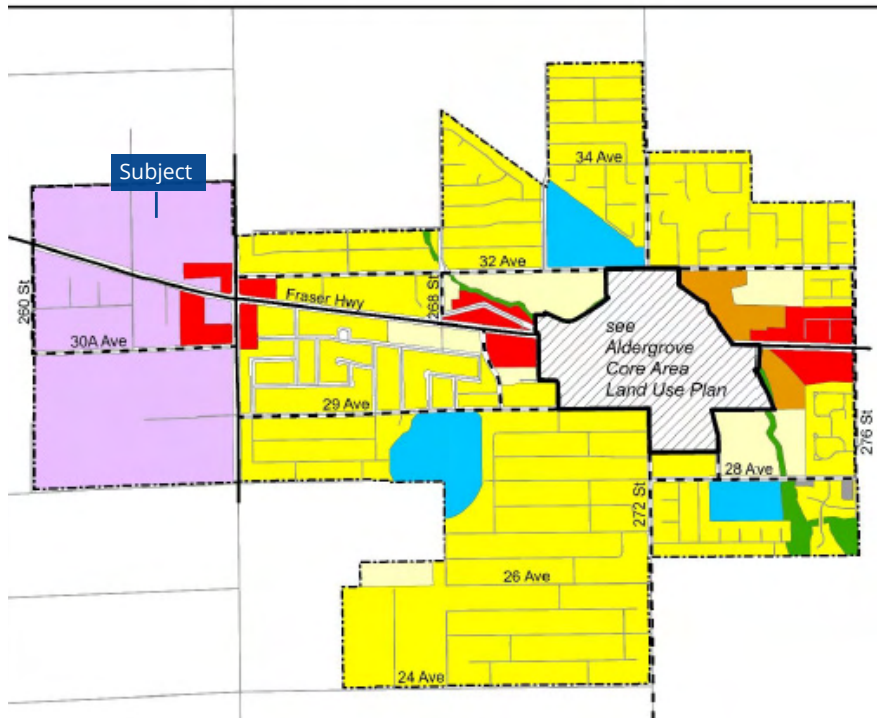
Considered by Metro Vancouver and supported by the Township of Langley, an exclusion from the Agricultural Land Reserve is likely and this will be relative to timing dependent on Government policy.





Property Overview

Schedule "A" Land Use Concept

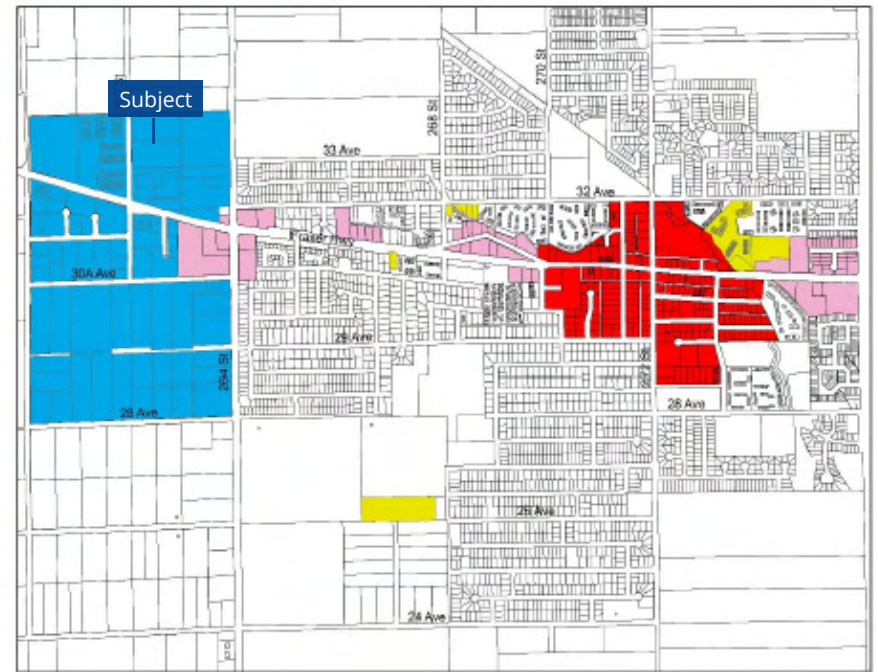


LEGEND

- | | | |
|----------------------------|-------------------|----------------------|
| Low Density Residential | Conservation Area | Plan Boundary |
| Medium Density Residential | Commercial | Major Collector Road |
| High Density Residential | Industrial | Minor Collector Road |
| Recreation/Education | Public Utility | |



Schedule "B" Aldergrove Development Permit Areas



Legend

- Development Permit Area 'A' - Multi Family
- Development Permit Area 'B' - Commercial
- Development Permit Area 'C' - Industrial
- Development Permit Area 'D' - Downtown Core Area
(see Aldergrove Core Area Land Use Plan and Design Guidelines)

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