

3102 262B STREET
ALDERGROVE, BC



2.49 ACRE SITE WITH TWO ROAD FRONTAGES
IDEAL FOR OWNER-USER/DEVELOPER

FOR SALE



WILLIAM N. HOBBS*

W. N. (BILL) HOBBS, B.COMM., R.I. (BC)

SENIOR VICE PRESIDENT, INDUSTRIAL

604.640.5808

bill.hobbs@ca.cushwake.com

* Personal Real Estate Corporation

3102 262B STREET, ALDERGROVE, BC

2.49 Acre Site with Two Road Frontages

FOR
SALE

LOCATION

The subject property is located in the Aldergrove industrial area, boarded by the Fraser Highway to the north and 264th Street (Highway 13) to the east. The adjacent property to the east is a commercial/retail strip centre, anchored by Save-On-Foods. The properties to the north and west are occupied by a variety of industrial businesses. Soil conditions in the Aldergrove industrial area are generally good allowing for construction of tilt-up warehouses.

CIVIC ADDRESS

3102 262B Street, Aldergrove (Langley), BC

LEGAL DESCRIPTION

Lot 18, L.D. 36, Section 24, TWP 10, N.W.D., Plan 25034
(PID: 000-850-918)

FEATURES

- 2 pre-engineered industrial buildings
- 2 month-to-month leases in place
- Fully paved and fenced
- Level
- Landscaped on the 30A Avenue boundary.

SITE SIZE

2.49 acres (1.608 Ha) in total. This site is irregular in shape with $\pm 342'$ road frontage on the southern property line on 30A Avenue and access on 262B Street. The western ± 1 acre lot is also available separately.

ZONING

M-2 Industrial

Allows for a wide variety of manufacturing, assembly, distribution, and service industrial uses.

TAXES (2012)

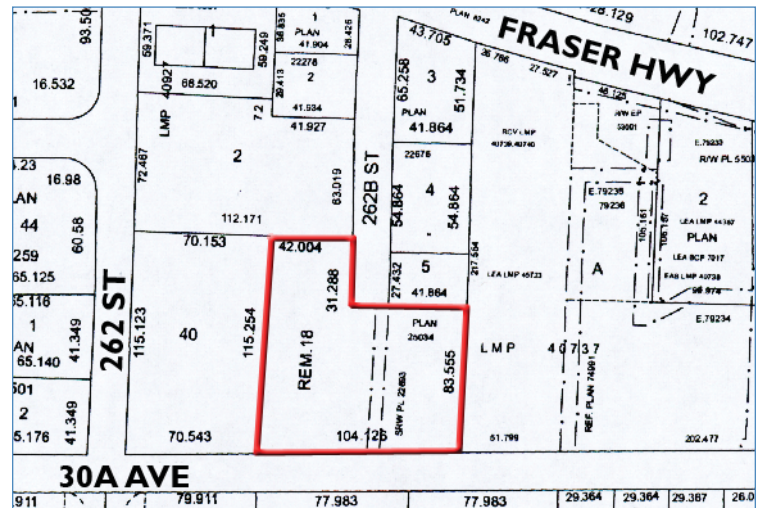
\$31,970.60

ASKING PRICE

\$2,988,000

Quoted net of municipal development cost charges (DCC's).

LEGAL PLAN



LOCATION MAP



WILLIAM N. HOBBS*

W. N. (BILL) HOBBS, B.COMM., R.I. (BC)
SENIOR VICE PRESIDENT, INDUSTRIAL
604.640.5808

bill.hobbs@ca.cushmanwake.com

* Personal Real Estate Corporation

