

FOR SALE > 1.279 ACRES OF VACANT LAND



275th Street & 55th Avenue

LANGLEY, BC



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275th Street & 55th Avenue Gloucester Industrial Estates

A rare opportunity to purchase 1.279 acres of vacant, industrial land in Gloucester. This corner site offers the ability to purchase land, design and build a custom facility with two sides of exposure with a cul-de-sac to the west.

Location

The subject property is situated on the south west corner of 55th Avenue and 275th Street in the heart of Gloucester Industrial Estates. Vacant industrial land in Metro Vancouver and the Fraser Valley is extremely scarce, and demand from users looking to own and occupy custom facilities is consistent. This opportunity presents one of the few available lots for sale in Gloucester Industrial Estates of this size in a corner location.

Legal Description

Lot 13 Section 5 Township 14 New Westminster District Plan LMP26792

PID: 023-316-594

Site Features

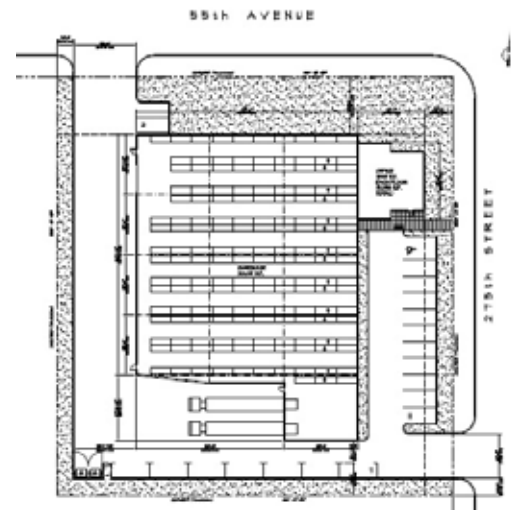
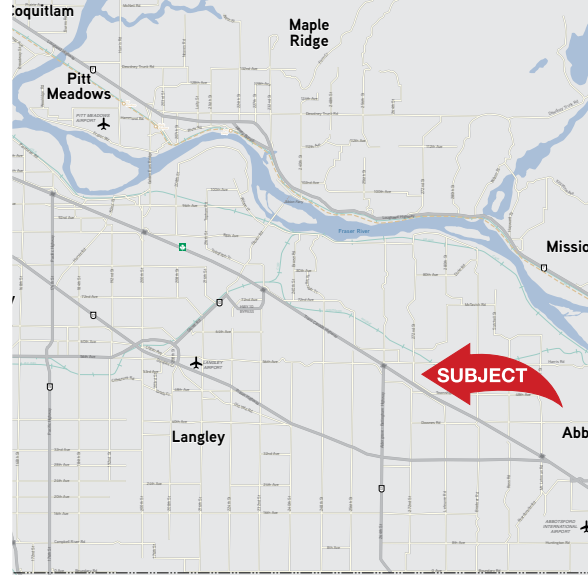
- > 1.279 acres
- > Can accommodate a building of approximately 23,000 SF
- > Corner site
- > Regular shaped lot
- > Site clearing & site prep estimate available
- > Zoned M-2 Industrial

Property Taxes (2011)

\$20,929.21

Sale Price

**** REDUCED ** \$950,000** (inclusive of Development Cost Charges)



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