



1 Acre Industrial Property at High Exposure Corner in Aldergrove For Sale

3243 264 St, Aldergrove



Must See! Industrial zoned one acre property situated on high exposure major intersection (Hwy 13 and Fraser Hwy). Close to major traffic arteries, Fraser Highway and is in Aldergrove neighborhood. Just a few minutes' walk to Aldergrove Village Shopping Centre where you can find most shops needed, including Shoppers Drug Mart, Save-on-Foods, McDonald's, and so on. This one acre land has full pasting with Black. There are two original buildings and is currently using for trucking company's office. Around 1,300 sq. ft. for one building and the other one for around 800 sq. ft. The Seller would like to stay for 2-3 years paying triple net rent with option to renew. Rent is negotiable. The property is under M-2 (General Industrial Zoning). **Call now for more information!**

Property Information

Address: 3243 264 St, Aldergrove

Legal: PL NWP9768 LT 2 LD 36 SEC 25 TWP 10

P.I.D.: 001-953-966

Zoning: M-2 (General Industrial Zone)

Lot Size: 1 Acre (43,560 Sq. Ft)

Government Assessment (2017)

Land	\$1,118,000
<u>Improvement</u>	<u>\$188,000</u>
Total	\$1,306,000
Tax:	\$20,395.62

Building Information

Building Storey:	1, 1
Building Size:	1,300 SF & 800 SF
Built Year:	1947

Award Winning Services!



2015 Commercial Top 1 Winner

Raymond Leung 梁國權

604-644-6482

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Over 25 Years Real Estate Experience 超過25年房地產經驗
- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎

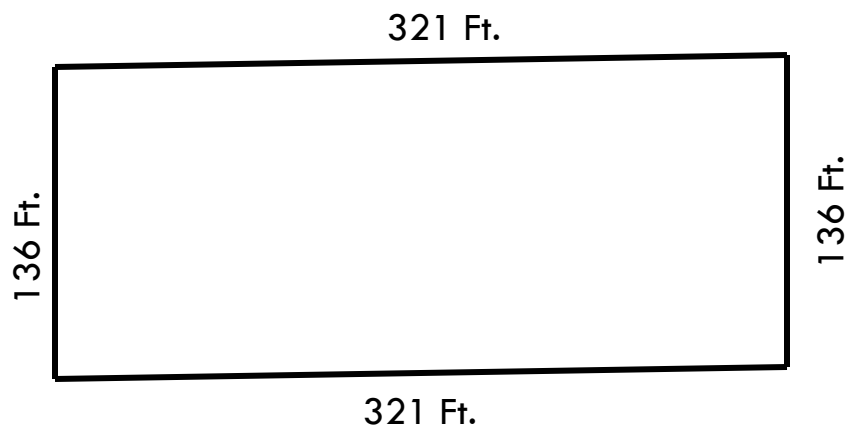


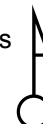
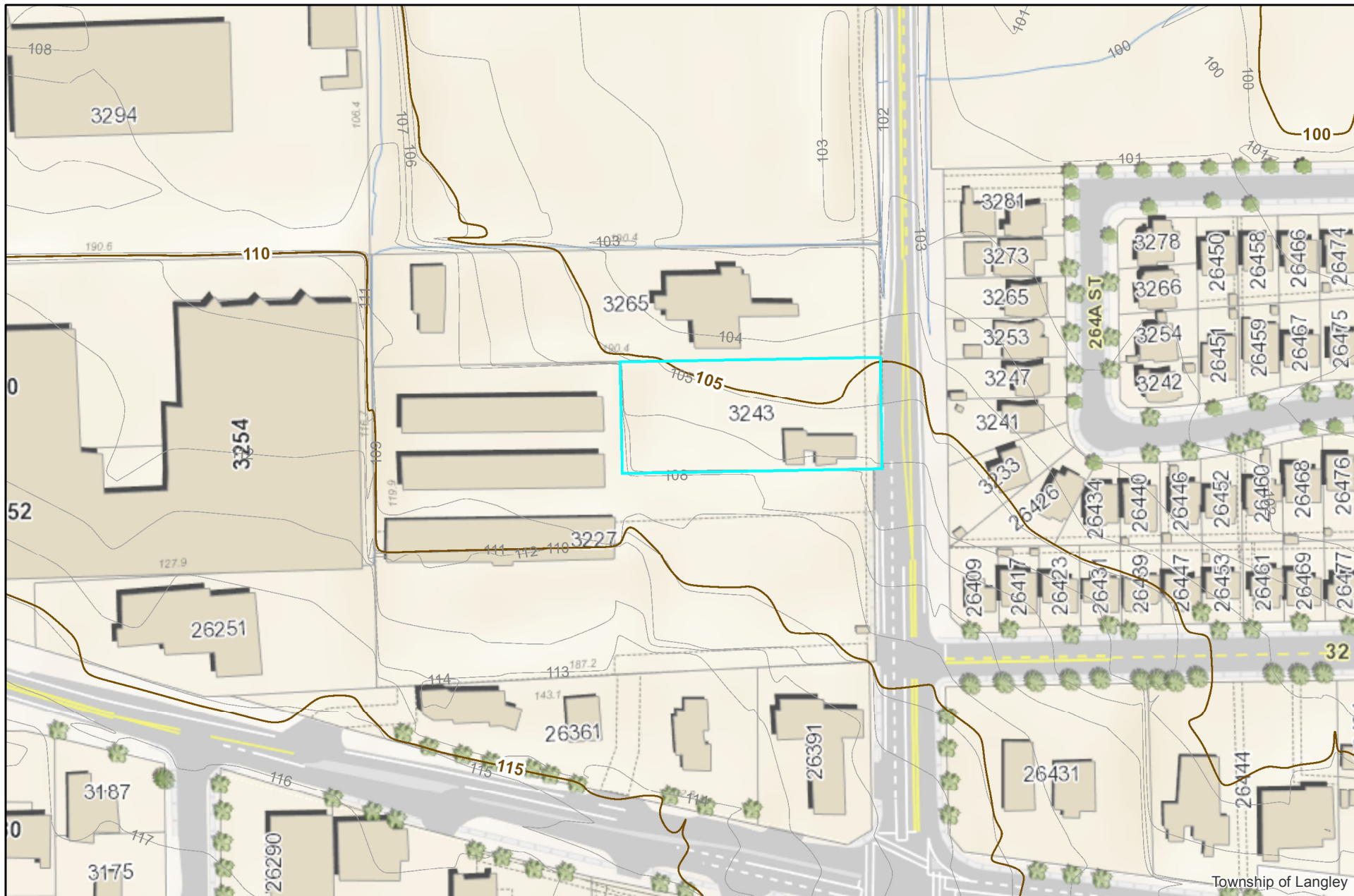
Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9

Tel: 604-263-2823 Fax: 604-263-1057 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

Property Measurement Approx.





Legend

Facilities

▫ Schools

Parcels

▫ Schools

Parcels

Wells - Municipal

● Active

● Inactive

Wells - FLNRO Monitoring

● Active

● Inactive

— Well Capture Zones - Flow Arrows

— Well Capture Zones - Flow Lines

— 5m Contours 2008

— Contours 2005

▣ Surrey Watersheds

▣ Abbotsford Watersheds

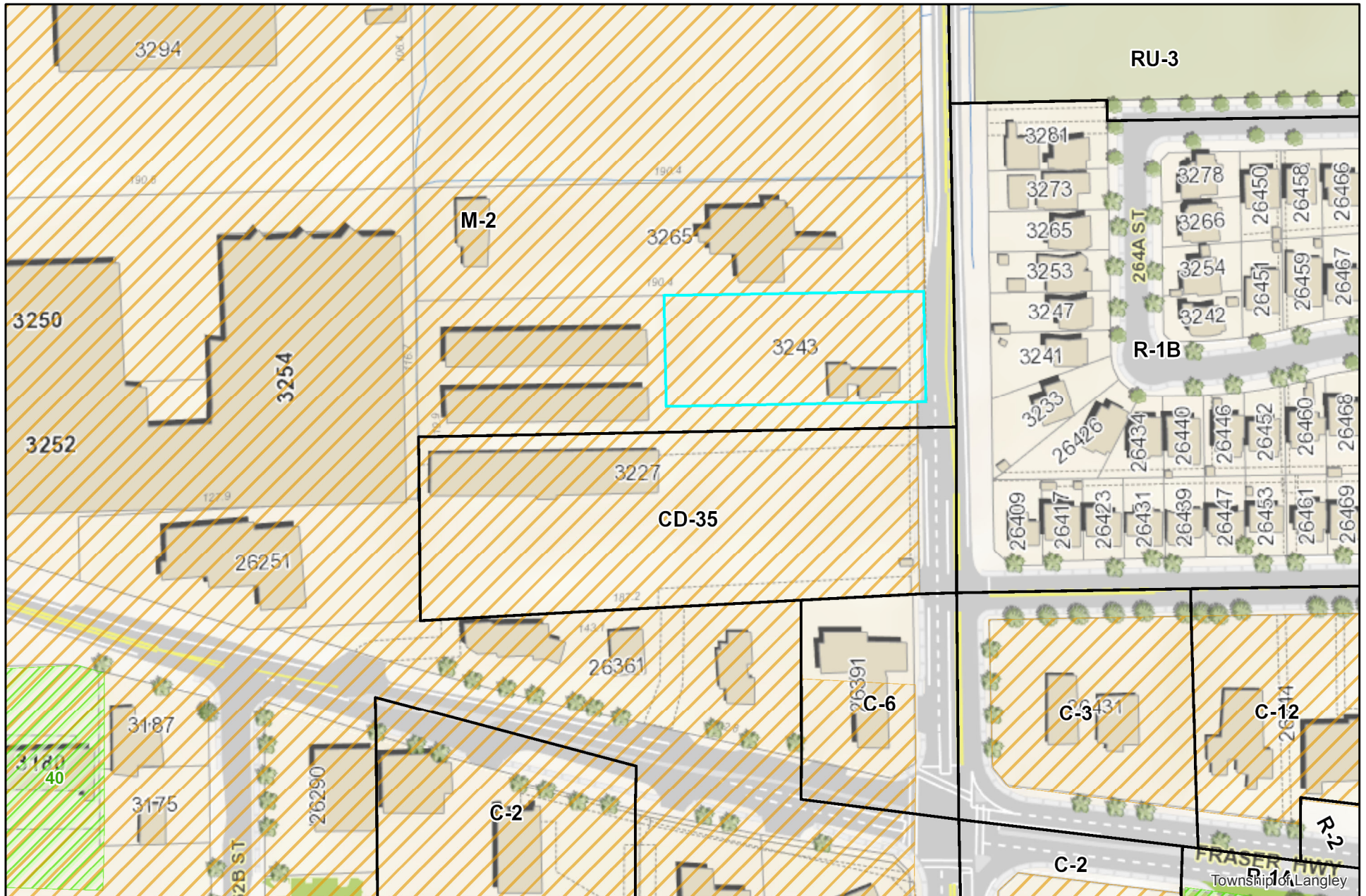
Well Capture Zones - Travel Time (days)

■ 60 Day

■ 1 Year

■ 5 Year

■ 20 Year



Township of
Langley
BC

Est. 1873

Zoning

Map printed on: Tuesday, August 8, 2017

Township of Langley

0 40 80 160 Meters

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



Legend

Facilities

- Schools

Parcels

- Schools

Parcels

 Zoning

Designated Areas

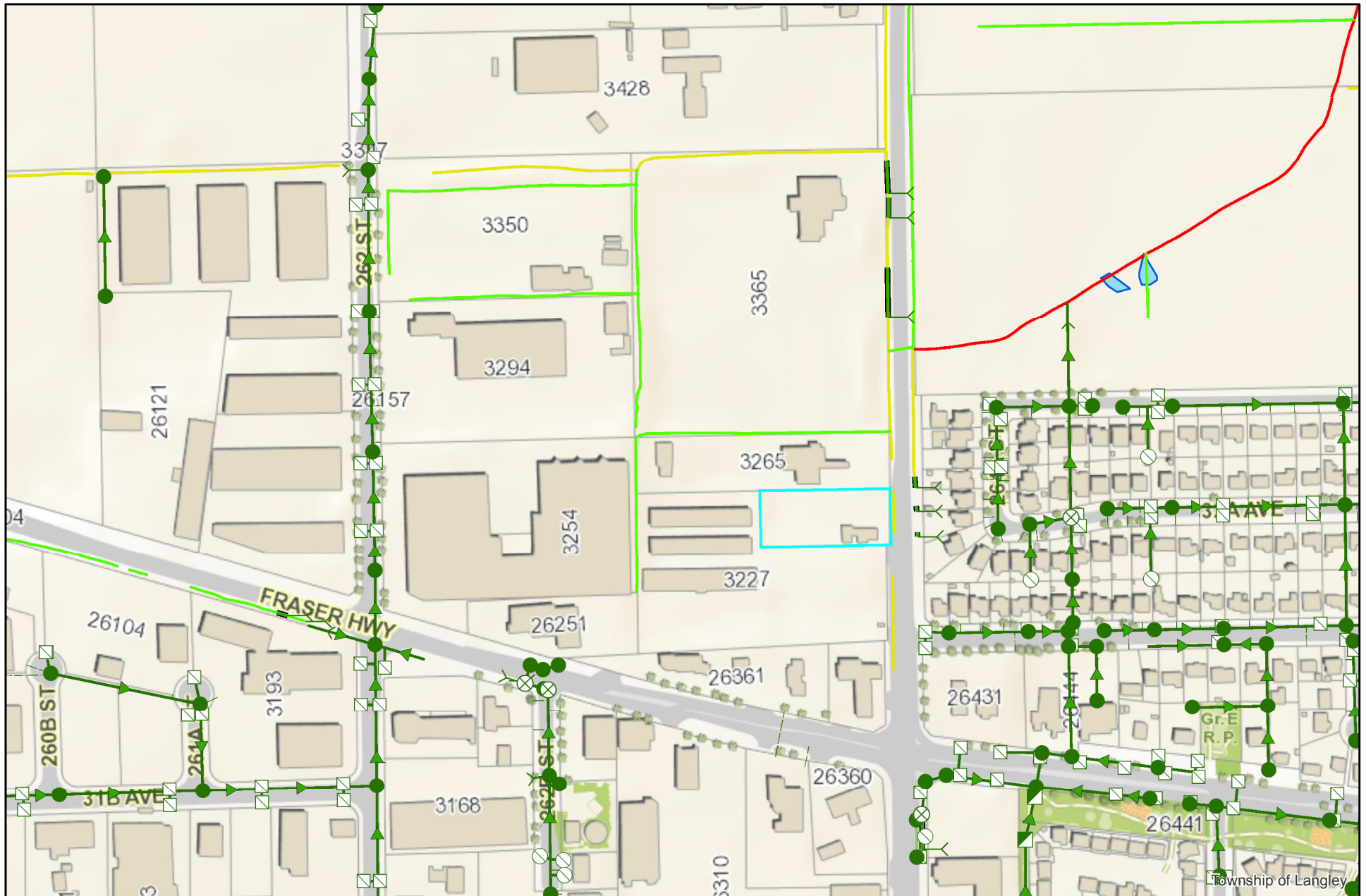
 Development Permit Area

 Heritage Conservation Area

 Heritage Revitalization Area

 Land Use Contracts

 Agricultural Land Reserve



Est. 1873

Township of
Langley
BC

Drainage

Map printed on: Tuesday, August 8, 2017

Township of Langley

0 80 160 320 Meters

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Legend

- Facilities
- Schools
- Parcels
- Schools
- Parcels
- Coarse Filter Field
- Deep Infiltration Well
- Injection Well
- Unknown
- UV Disinfection Building

- Preliminary - Constructed
- Preliminary
- Pre-Serviced
- Unknown
- Decommissioned
- Abandoned
- Detention Ponds

Drainage Manholes

- Box
- Catch Basin Manhole
- Cleanout
- Control Manhole
- Diversion
- Oil and Grit Interceptor
- Perforated
- Regular
- Riser
- Rockpit
- Sediment Control
- Sump
- Unknown

Culverts

- Box
- Arched
- Circular
- Elliptical
- Unknown

Drainage Mains

- Gravity Main
- Private Gravity Main
- Preliminary - Constructed Gravity Main
- Preliminary Gravity Main
- Infiltration Pipe
- Abandoned Gravity Main
- 3rd Pipe

Watercourses 4.0 (2016)

- UNOFFICAL Class 'A' - Red
- UNOFFICAL Class 'A(OD)' - Orange
- UNOFFICAL Class 'A(OW)' - Magenta
- UNOFFICAL Class 'B' - Yellow
- UNOFFICAL Class 'C' - Green
- UNOFFICAL Unclassified - Blue
- Water Bodies

Drainage Sources

- Catch Basin
- Inlet
- Lawn Basin
- Drainage Flow Arrows
- Pump Stations

Drainage Leads

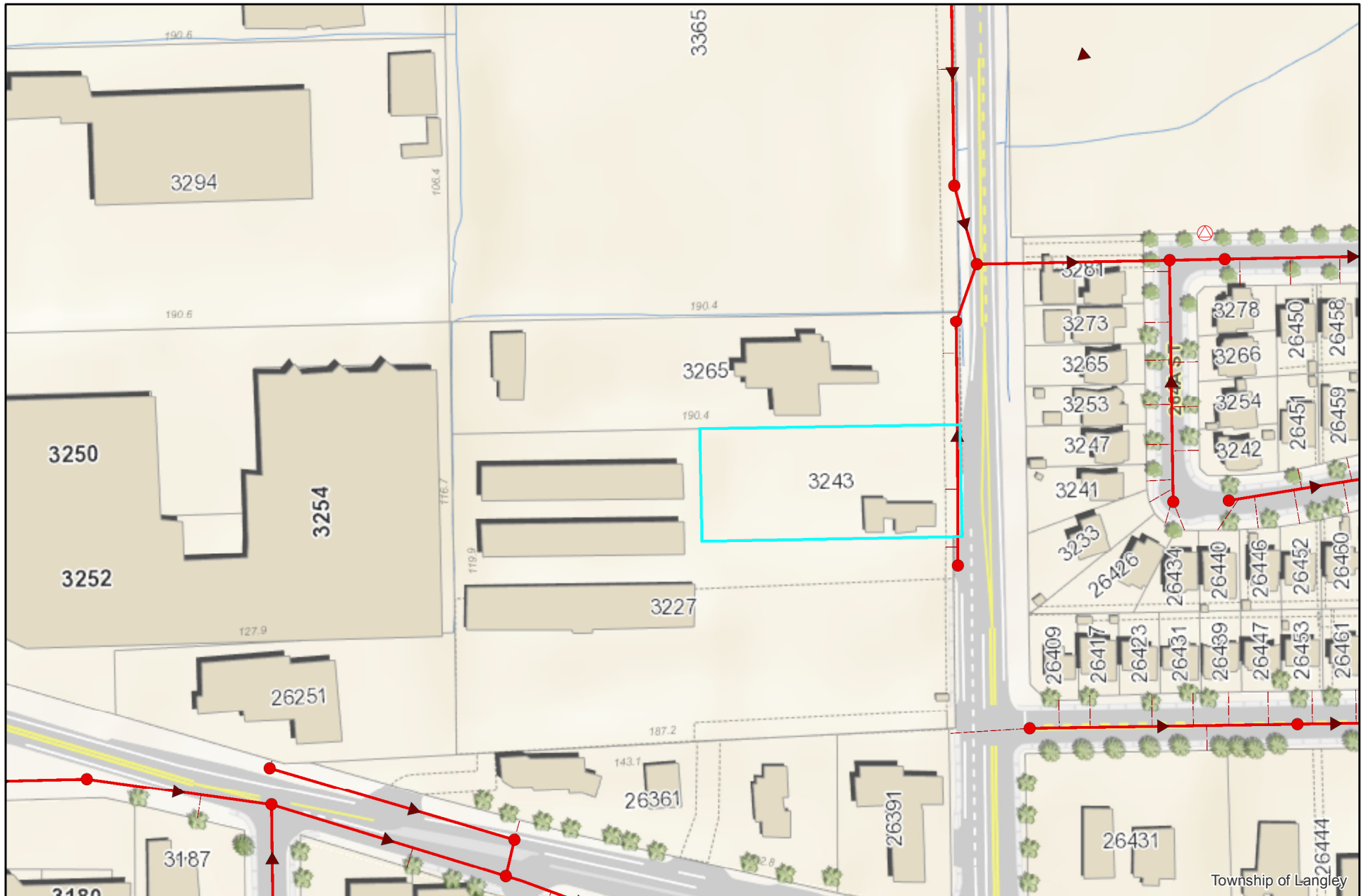
- Lead
- Preliminary - Constructed Lead
- Private Lead
- Preliminary Lead
- Abandoned Lead

Drainage Structures

- Augmentation Well

Drainage Connections

- Asbuilt



Legend

- Facilities

Schools

Parcels

Schools

Parcels

 Sanitary Valves
- Stub

 Preliminary - Constructed Gravity Main

 Preliminary Gravity Main

 Abandoned Stub

 Abandoned Gravity Main

Sanitary Manholes

-  Other Manholes

 Cleanout

 Surcharge Manhole

 Regular

Sanitary Structures

-  Air Valve

 Blowdown

 PS

Lift Station

 Valve Chamber

 Unknown

 Sanitary Flow Arrows

 Sanitary Connections

Sanitary Leads

-  Air Valve

 Blow-Down

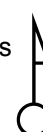
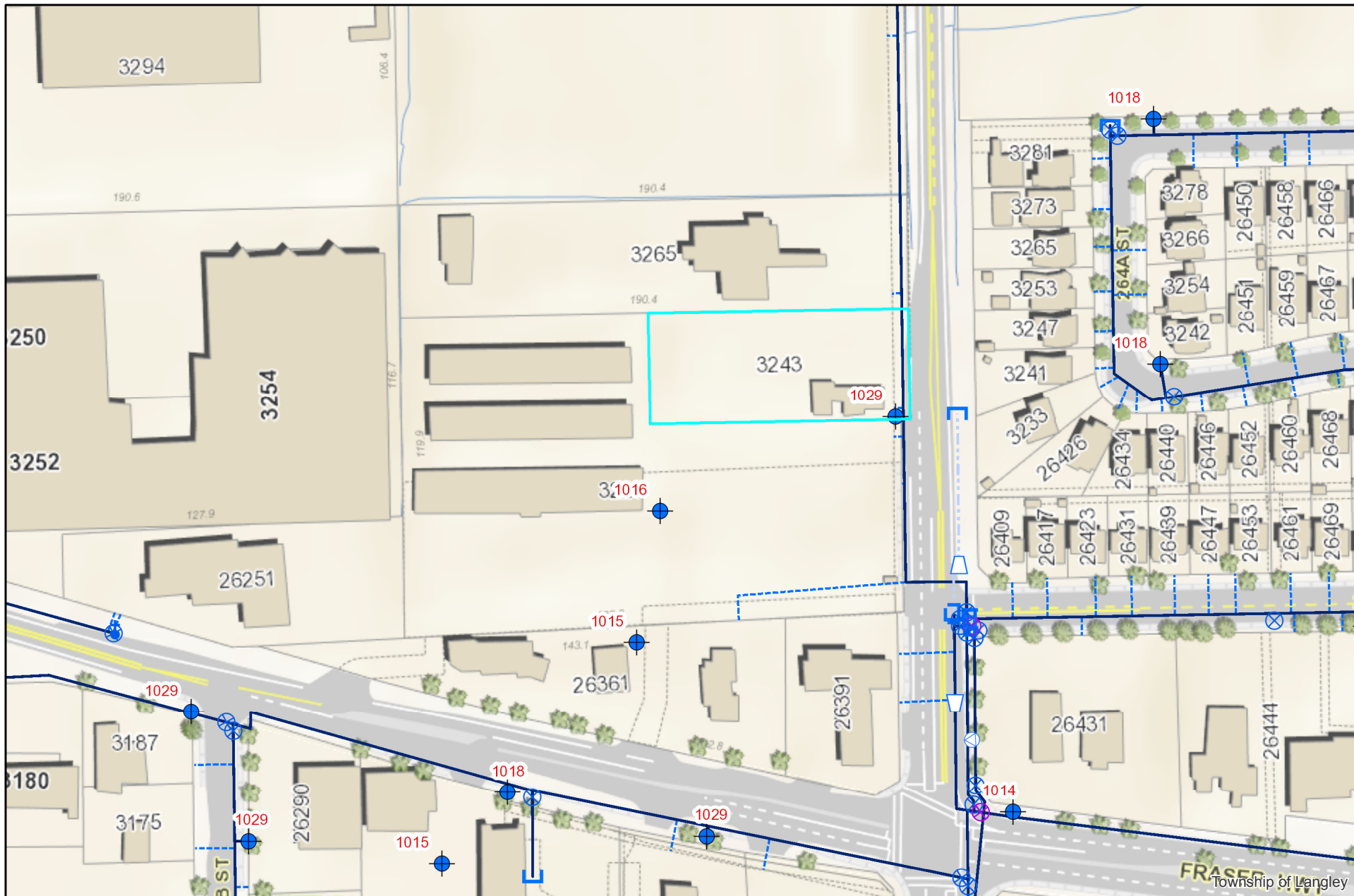
 Vent Stack

Sanitary Mains

-  Gravity Main

 Private Gravity Main

 Metro Vancouver Gravity Main



Legend

Facilities

▫ Schools

▫ Parcels

▫ Schools

▫ Parcels

Water Sampling Stations

 Sampling Station

Water Valves

 Air; Air,

 Closed Air

 Closed Gate

 Closed Butterfly

 Butterfly

 Check

 Gate

Water Hydrants

 Storz

 Threaded

 Unknown

Water Nodes

 Other Nodes

 Blowdown

 Blowoff

 Cap

 Cross

 Reduced Pressure Backflow Assembly

 Reducer

Y Y

Water Structures

 other Structures

 PRV

 Well

 Pump Station

 Reservoir

 Chamber

 Treatment Plant

Water Mains

 TOL

 Preliminary - Constructed

 GVWD

 Private

 Preliminary

 Abandoned

Water Leads

 TOL

 Preliminary - Constructed

 GVWD

 Private

 Preliminary

 Abandoned

Water Connections

 Connection

SECTION 700 - INDUSTRIAL ZONES

701 SERVICE INDUSTRIAL ZONES M-1A AND M-1B

Uses Permitted

- #3313 701.1 In the M-1A and M-1B Zones only the following *uses* are permitted and all other *uses*
13/12/93 are prohibited:
#3088
06/01/92 1) *accessory buildings and uses*
#3782 2) *accessory open storage*
27/07/98 3) *auction marts*
#3835 4) *bakeries*
25/01/99 5) *building supplies, lumber yards*
#4567 6) *commercial recreation, instruction and entertainment uses excluding arcades, pool*
07/05/07 7) *dog daycare* subject to Township of Langley Noise Control Bylaw 1988 as
#5109 amended
14/09/15 8) *nurseries and garden supply centres*
9) *offices accessory to permitted industrial uses*
10) *other service industrial uses compatible with service industrial areas*
11) *parking of commercial vehicles*
12) *public works yards, maintenance and storage facilities*
13) *printing and publishing*
14) *production studio*
15) *refund container return centre*
16) *residential uses* accessory to industrial *uses* and subject to Section 701.4
17) *restaurants*
18) *retail sales* accessory to permitted industrial *uses*
19) *service stations, gas bars*
20) *the light manufacture, assembly, repair, finishing and packaging of products*
21) *transportation and trucking terminals and compounds including public*
transportation depots
22) *u-brews*
23) *vehicle body shops*
24) *vehicle repair shops*
25) *vehicle sales, rental and leasing*
26) *vehicle servicing*
27) *vehicle towing and temporary storage compounds for licensed vehicles* excluding
the storage of wrecked vehicles and/or discarded material, and excluding a
wrecking and salvaging yard
28) *veterinary clinics*
29) *warehousing, wholesaling and storage facilities* excluding bulk energy storage
facilities and the bulk storage of industrial chemicals, by-products and allied
products
30) *workshops for the following and similar trade contractors; building, electrical,*
heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs,
paving, and landscape contractors including the sale of garden ornaments,
swimming pools and outdoor furniture.

Industrial Uses

- #2587 701.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

- #4567 701.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Residential Use

- #3088 701.4 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 701.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- #3782 701.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0 metres from a *front lot line*;
 - b) 5.0 metres from a *rear lot line*;
 - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
 - d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
 - e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782 701.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

- 701.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 701.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 701.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

702 **GENERAL INDUSTRIAL ZONE M-2**

Uses Permitted

- #3782 702.1 In the M-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
27/07/98
- 1) all *uses* permitted in the Service Industrial Zones M-1A and M-1B
 - 2) *general industrial uses*
 - 3) *refund container return centre*.

Industrial Uses

- #2587 702.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

- #4567 702.3 No material stored in a permitted accessory open storage area shall exceed a *height* of
07/05/07 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.
No storage areas shall be located in any required front yard setback.

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#5109
14/09/15
- a) 10.0 metres from a *front lot line*;
 - b) 5.0 metres from a *rear lot line*;
 - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
 - d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
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