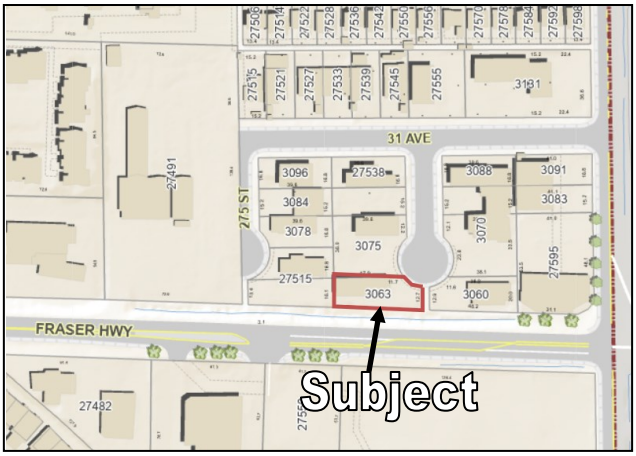
Freestanding Industrial Building in Aldergrove

For Sale

3063 275A St, Langley





High Exposure M-1A Zoning Property, allowed for auto body, mechanic, sales, services and more. Current is auto tire shop. Approx. 8,304 sqft (0.19 Acres) industrial lot nestled in Aldergrove of Langley. Approx. 5,040 sqft 2 storey industrial building situated on 275A St, and back into Fraser Hwy. Under commercial usage of Aldergrove OCP, potential for most commercial usage. Surrounded by group of potential different density residential communities, provide lots of traffic. Vacant possession. It's an rare opportunity whether you're looking to make this as end-use or investment. **Contact to arrange a viewing.**

Property Information

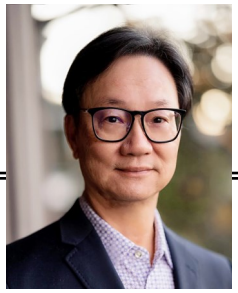
Address:	3063 275A St, Langley
Legal:	LOT 211, PLAN NWP52827, PART NW1/4, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
P.I.D.:	000-979-864
Zoning:	M-1A
Lot Size:	8,304 sqft (Irregular lot 52.32 ft x 157.19 ft)

Government Assessment (2024)

Land	$705,000
Improvement	$2,197,000
Total	$2,902,000
Tax:	$26,822.36

Building Information

Year built	1984
Building Area:	5,040 sqft



DIAMOND TITAN CHAIRMAN'S PLATINUM RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- 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 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大奖
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

2023 Re/Max Western Canada Commercial Team No. 17

Christopher Leung 梁煒樂

778-951-1515

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group 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.*


Integra Tire
Auto Centre
Mechanical

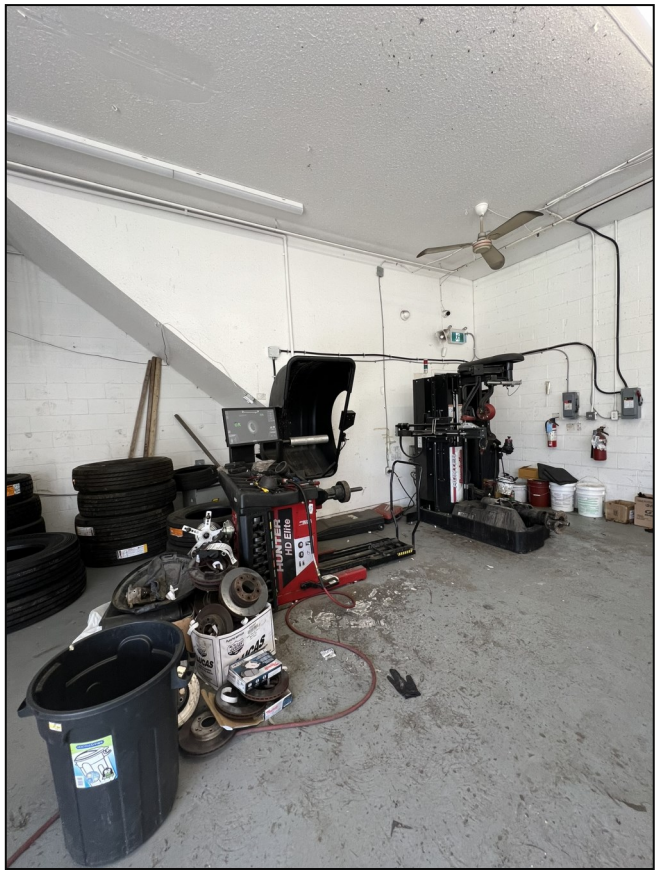

Integra Tire
Auto Centre


Integra Tire
Auto Centre
TIRES


Integra Tire
Auto Centre
TIRES



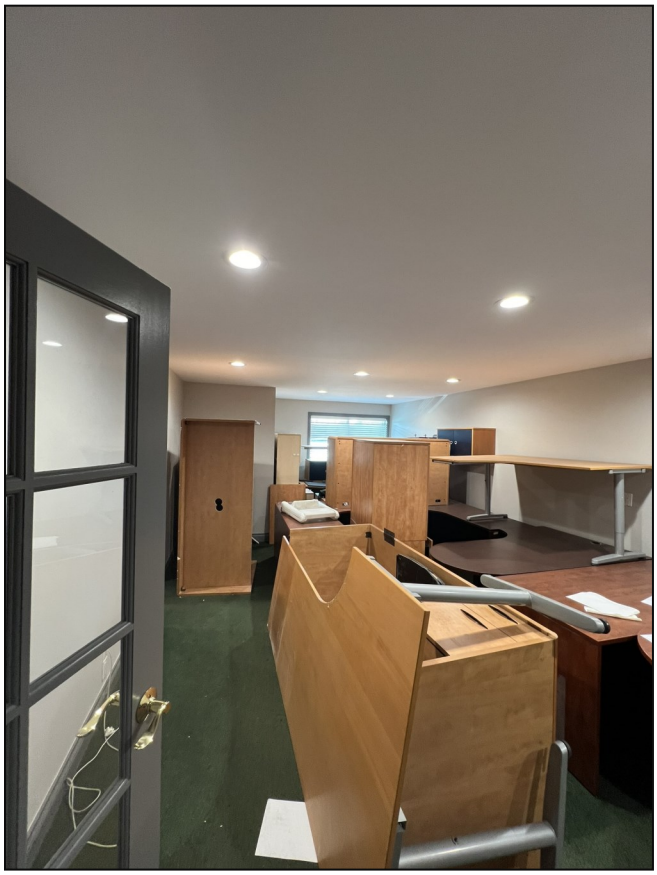



HUNTER
HD Elite

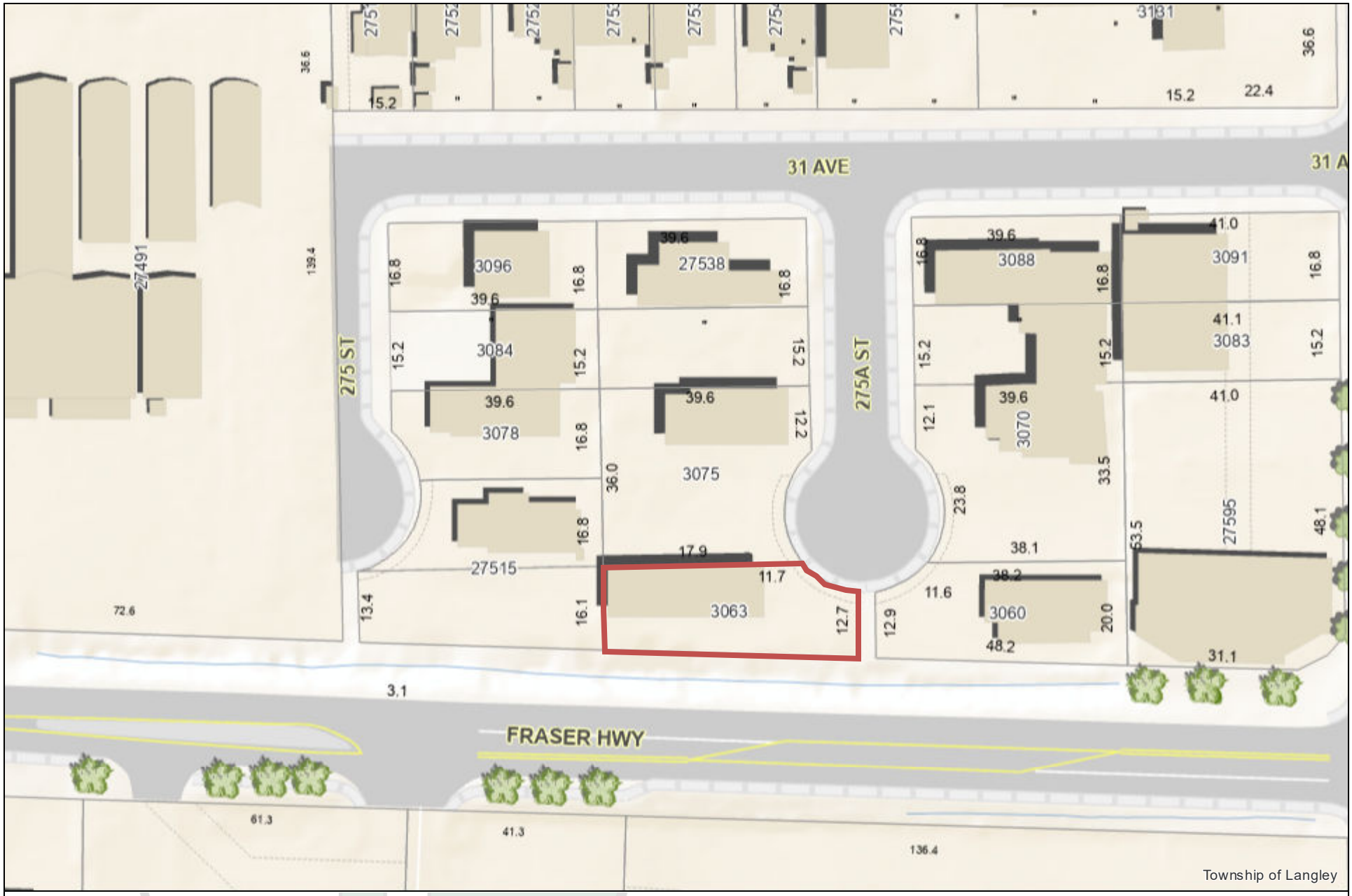





Kingyra Tire







Township of Langley BC
Est. 1873

Site Map

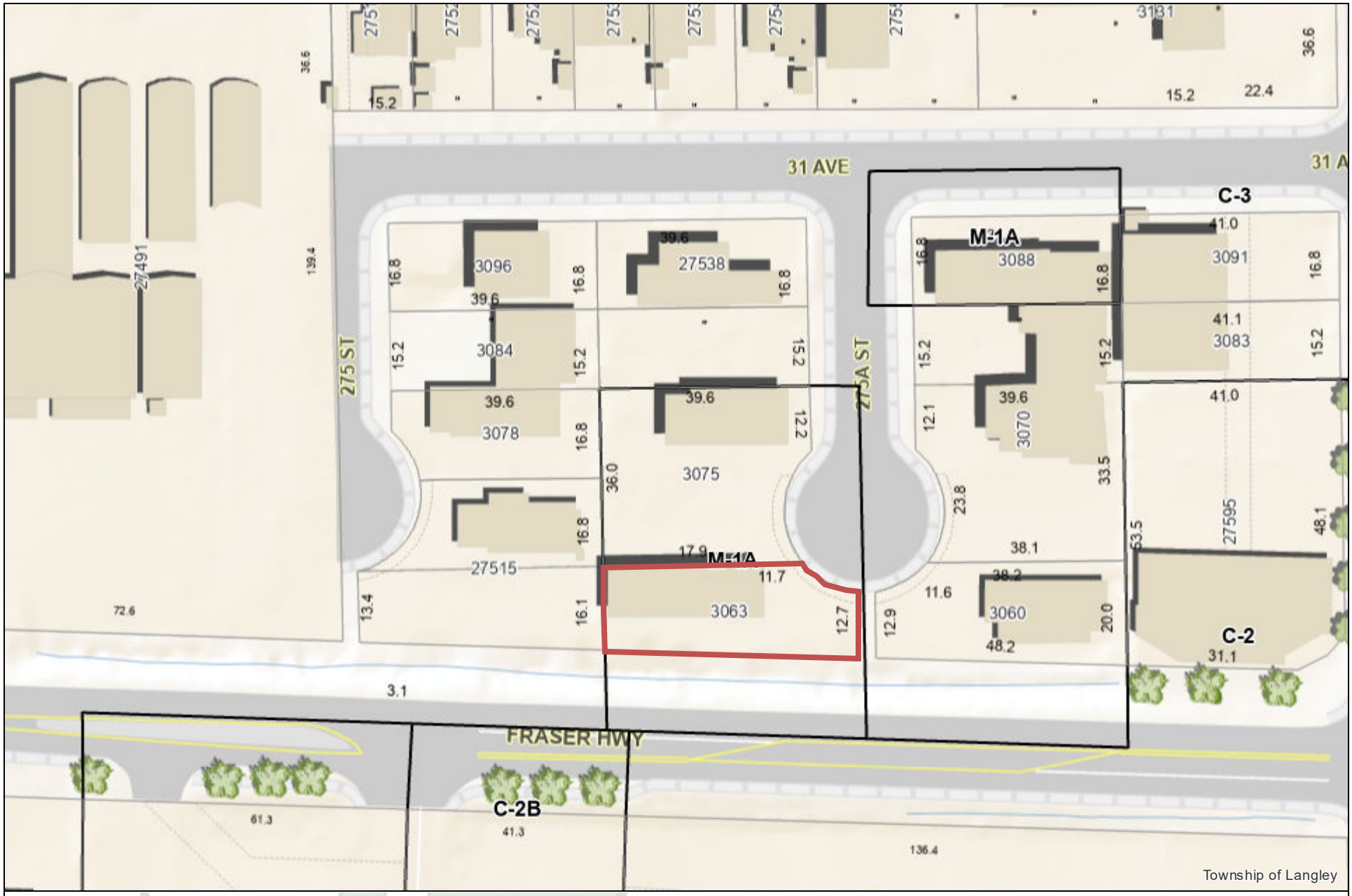
Map printed on: Wednesday, December 20, 2023

Township of Langley

0 20 40 80 Meters

1:1,000

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Township of Langley BC
Est. 1873

Zoning Map

Map printed on: Wednesday, December 20, 2023

Township of Langley

0 20 40 80 Meters

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SECTION 700 - INDUSTRIAL ZONES

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

Uses Permitted

#3313 13/12/93 #3088 06/01/92 #3782 27/07/98 #3835 25/01/99 #4567 07/05/07 #5109 14/09/15 #5490 30/09/19

701.1 In the M-1A and M-1B Zones only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) accessory open storage
3) auction marts
4) bakeries
5) *brewery or distillery*
6) building supplies, lumber yards
7) commercial recreation, instruction and entertainment *uses* excluding *arcades*, *pool halls* and *casino halls*
8) *dog daycare* subject to Township of Langley Noise Control Bylaw 1988 as amended
9) nurseries and garden supply centres
10) offices accessory to permitted industrial *uses*
11) other service industrial *uses* compatible with service industrial areas
12) parking of *commercial vehicles*
13) public works yards, maintenance and storage facilities
14) printing and publishing
15) *production studio*
16) *refund container return centre*
17) *residential uses* accessory to industrial *uses* and subject to Section 701.4
18) *restaurants*
19) retail sales accessory to permitted industrial *uses*
20) *service stations*, *gas bars*
21) the light manufacture, assembly, repair, finishing and packaging of products
22) transportation and trucking terminals and compounds including public transportation depots
23) *u-brews*
24) *vehicle body shop*s
25) *vehicle repair shop*s
26) *vehicle* sales, rental and leasing
27) *vehicle servicing*
28) *vehicle* towing and temporary storage compounds for licensed *vehicles* excluding the storage of *wrecked vehicle*s and/or *discarded material*, and excluding a *wrecking and salvaging yard*
29) veterinary clinics
30) warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products
31) 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 02/05/88

701.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

#4567 07/05/07 701.3 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 06/01/92 701.4 *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 27/07/98 #5109 14/09/15 701.6 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 27/07/98 701.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

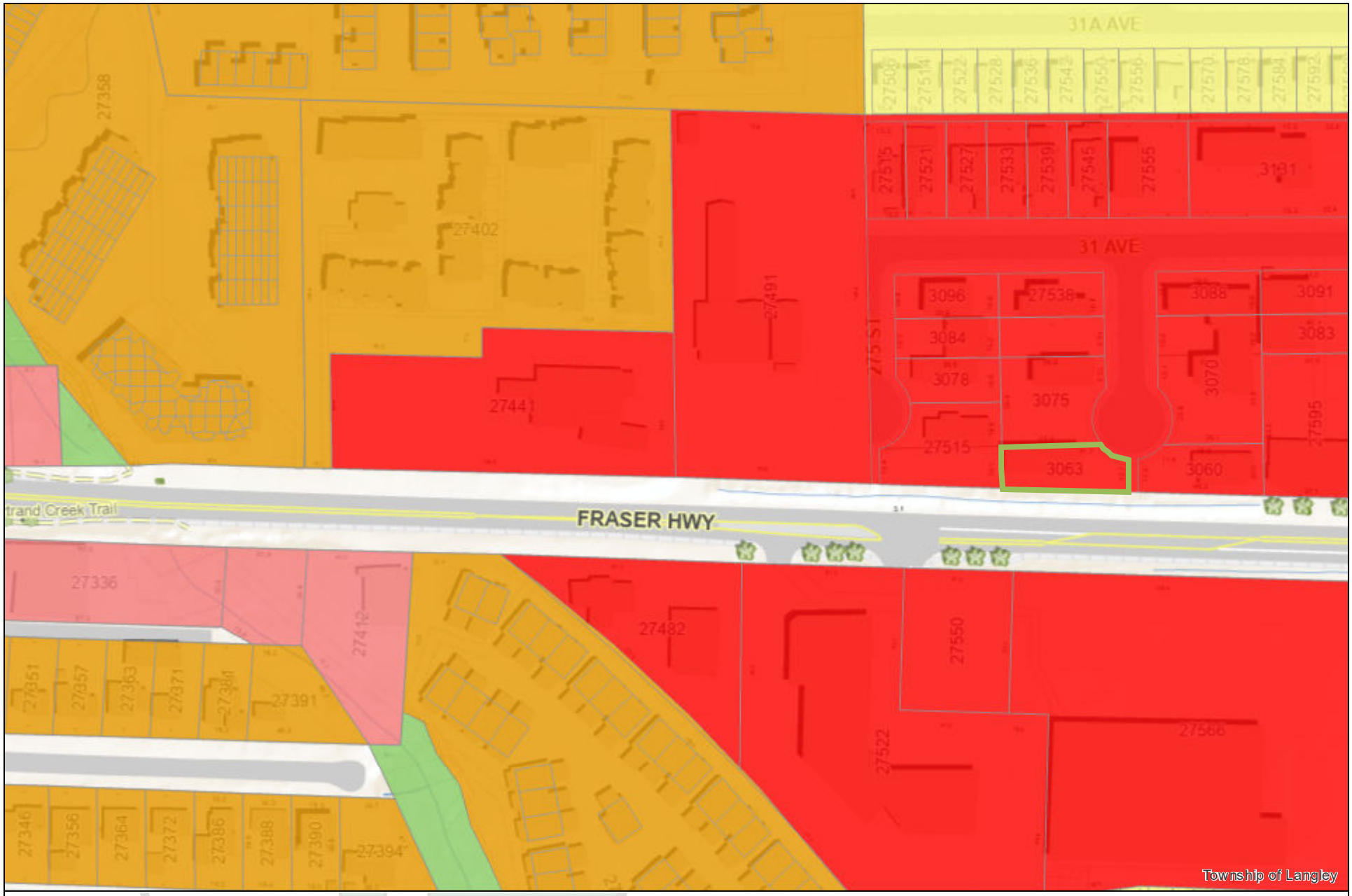
701.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

701.9 All *lot*s created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

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



Township of Langley BC

Est. 1873

OCP Map

Map printed on: Wednesday, December 20, 2023

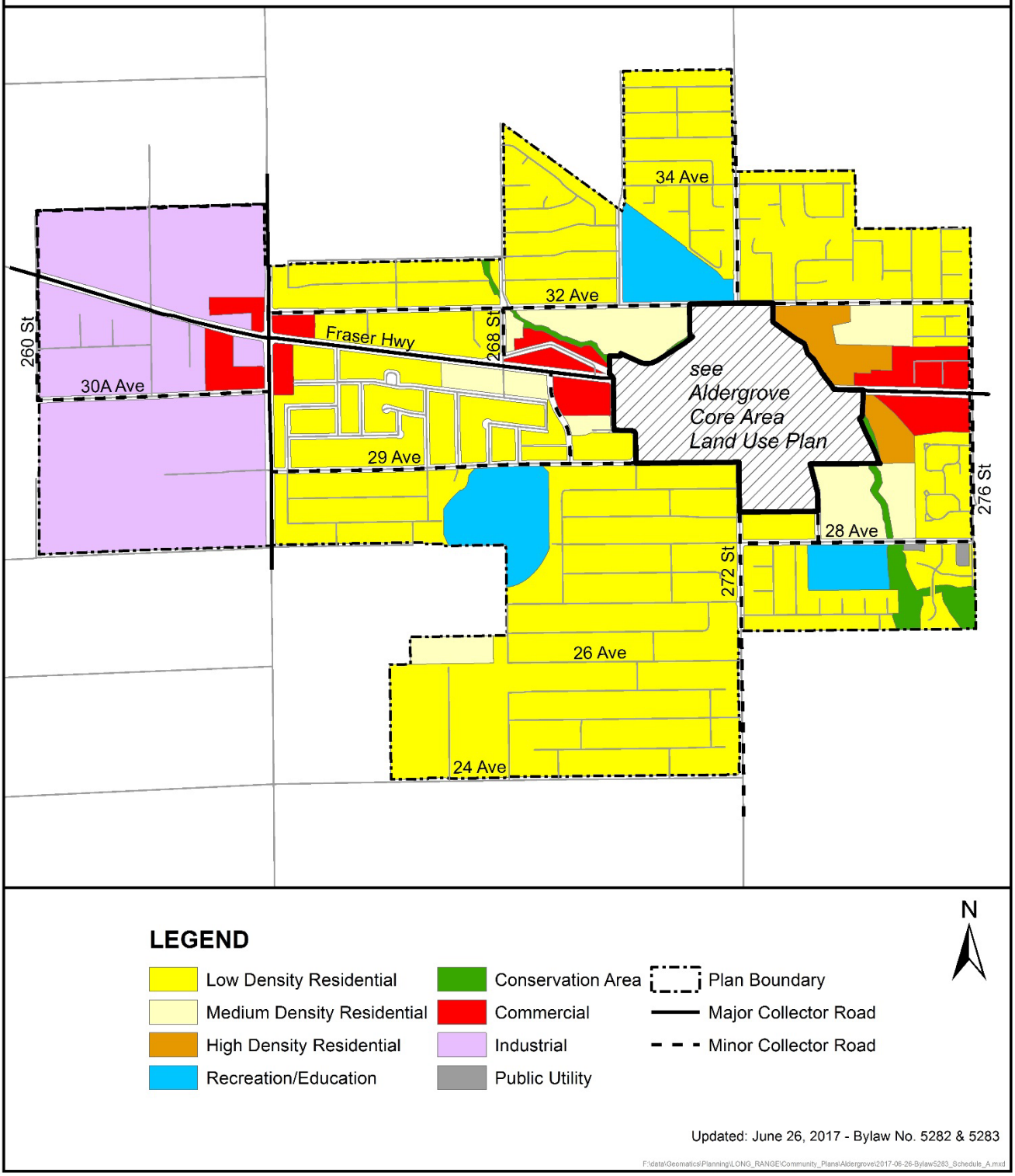
Township of Langley

0 40 80 160 Meters

1:2,000

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Schedule "A"
Land Use Concept



Land Use Concept Plan

3675
97.07.28
4205
04.01.12

(e) In areas designated High Density Residential adjacent to the Commercial Centre, Council may consider densities up to 28 units per acre in the case of adult orientated residential developments and innovative infill housing proposals.

3609
96.08.26

(f) In areas designated High Density Residential, Council may consider densities up to 30 units per acre in the case of adult orientated residential developments primarily used for seniors rental housing.

Land Use Relationship

(a) Where residential uses are to be developed adjacent to designated industrial, commercial uses or major roads, consideration shall be given to requiring such building siting and design criteria and the provision of buffer devices as part of the residential development necessary to reduce audio, visual and pollution effects.
(b) In the overall design and development of Residential Areas there shall be a gradual physical transition between housing types having significantly dissimilar physical design characteristics.

Functional Design

(a) Elementary schools and neighbourhood facilities shall be located central to their service areas.
(b) Direct access from residential uses to arterial roads shall be restricted.

Economic

The establishment of a staging program for development that enables the provision of physical and social services to an acceptable standard.

Environmental

The protection of the general topography and the control of drainage shall be encouraged in all residential land use development.

2.0 COMMERCIAL AREAS

Definition

The commercial land use designation shall be a concentration and efficient integration of retail, service, cultural and recreation uses within a central core providing for the basic needs of the Aldergrove Urban Community.

Community Pattern

- The commercial use shall be the focal core of the Aldergrove Urban Community.
- The commercial use shall be located adjacent to arterial and/or collector roads.
- Priority shall be given to the development of the commercial use as a viable retail and service centre.

Land Use Relationship

(a) Where the commercial use is adjacent to residential areas consideration shall be given to the following:

    i) The buffering of buildings, traffic, parking or service areas.
    ii) The orientation of traffic, parking and service areas flows away from the adjacent residential uses.

Functional Design

(a) The number, location, spacing and design of vehicular access and egress points shall be regulated in order to avoid hazards to pedestrian and vehicular traffic.
(b) Adequate, well designed off-street parking, loading and service areas shall be required in the commercial areas.

Environmental

The provision of adequate control of drainage shall be encouraged in all commercial land use development.

3898
01.12.03

2.5 TOWN CENTRE

4824
10.09.13

The Aldergrove Core Area is defined in the Aldergrove Core Area Land Use Plan in Part VI. The community pattern, land use relationship, functional design, environmental considerations and other issues related to land use and urban design are addressed in the Aldergrove Core Area Land Use Plan.

3.0 INDUSTRIAL AREAS

Definition

The industrial land use designation indicates areas which will be predominantly used for light and service industry.

Community Pattern

Priority shall be given to the development of the industrial land use area as a viable centre within the community and the Municipality.