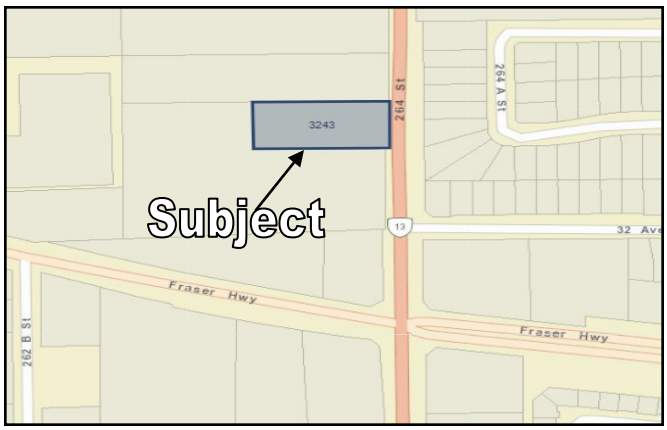
1 Acre Industrial Land at High Exposure Corner in Aldergrove

For Lease

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 in Black. There are two original free-standing buildings at around 800 SF each. Property under M-2 (General Industrial Zoning), great for truck parking, truck wash and any other industrial use. **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)
Tax 2018:	$21,332.26

Net Rent

$7,000/month

Additional Rent

$2000/month (approx.)

Leasable Area (approximate)

2 office space: approx. 800 SF each

Availability

Immediately



Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

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年主席大奖
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Over 30 Years Real Estate Experience 超過30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

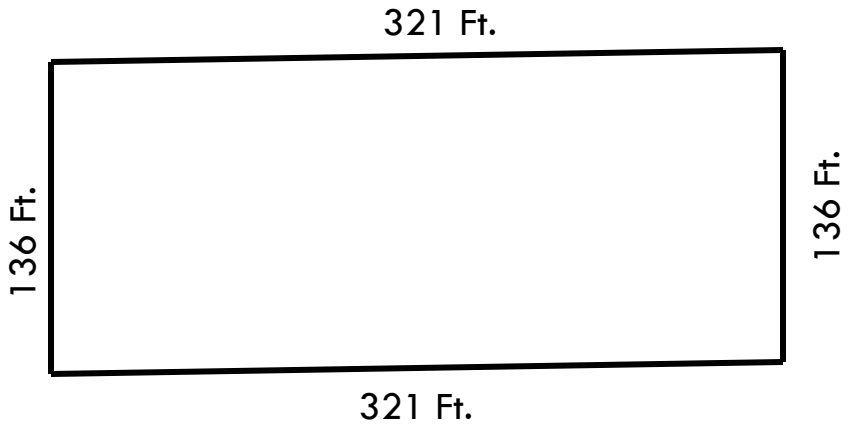
RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

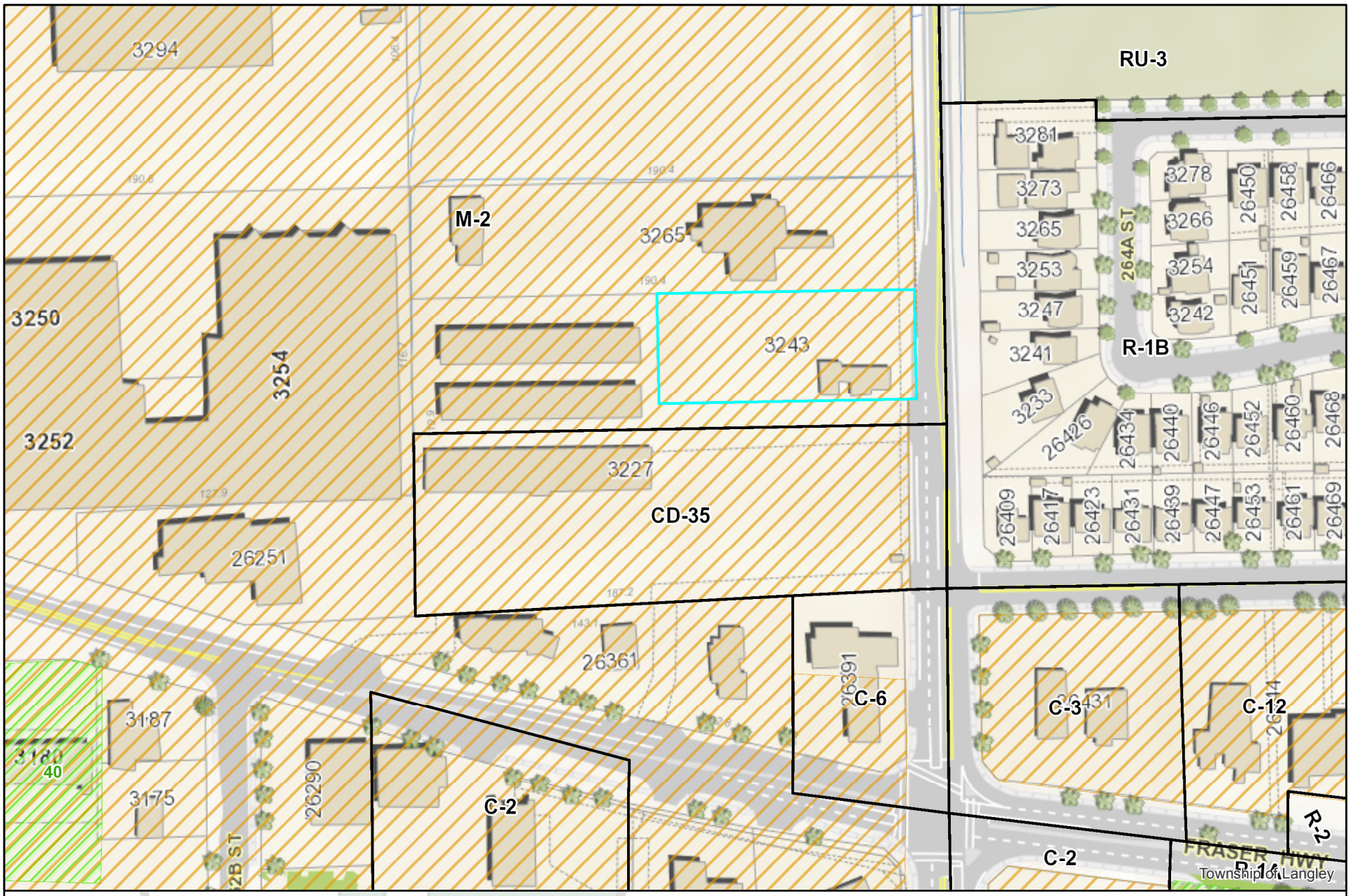
Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9

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.





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 Revitilization Area

Land Use Contracts

Agricultural Land Reserve

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

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) *building* supplies, lumber yards
6) commercial recreation, instruction and entertainment *uses* excluding *arcades*, *pool halls* and *casino halls*
7) *dog daycare* subject to Township of Langley Noise Control Bylaw 1988 as amended
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 shop*s
24) *vehicle repair shop*s
25) *vehicle* sales, rental and leasing
26) *vehicle servicing*
27) *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*
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 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 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 27/07/98 702.1 In the M-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:

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 02/05/88 702.2 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 07/05/07 702.3 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.

Lot Coverage

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Siting of Buildings and Structures

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Height of Buildings and Structures

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