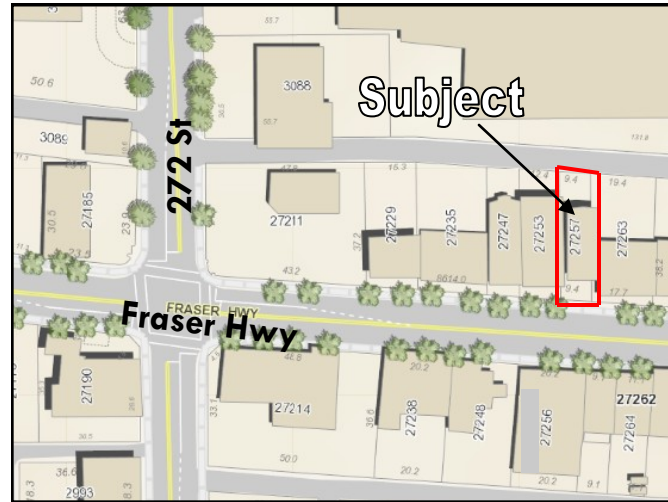




2-Storeys Mixed Use Freestanding Income Building in Aldergrove NCP For Sale

27257 Fraser Hwy. Langley



Investor Attention! Prime fully leased commercial/residential mixed use building located in the center of Aldergrove NCP. The property is along Fraser Hwy and close to the intersection with 272 St. Convenient location with great traffic exposure. The 2-storey building is approx. 3877 Sq. Ft. Ground floor commercial unit just signed new lease agreement in Aug 2016, lease term is 5 years plus 5 years renew option. And second floor has three 2-bedrooms residential units all rented out to good month-to-month tenants. Total net rental per year is approx. \$40,000. The property also in the core area of Aldergrove NCP where designated for 5-storeys mixed use property with FSR equals to 2. Excellent holding property for Future Development. **Call now!**

Property Information

Address: 27257 Fraser Hwy Langley
Legal: LD 36 SEC 20 TWP 13 PCL 3 REF PL12430 OF
LOT B BLK 1 PL 6587 & OF LOT 2 PL 11049.
P.I.D.: 000-897-531
Zoning: C-2 MIN 930M - COMMERCIAL
Lot Size: 3,877 Sq. Ft. (30 X 125 FT approx.)

Government Assessment

Land	\$116,200
Improvement	\$592,000
Total	\$708,200
Tax:	\$7,531.24

Building Information

Building Size	3877 Sq. Ft.
Construction	Wood-Frame
Year Built	1951
Parking	5 stalls at rear
Roof	Brand New in 2016



2015 Commercial Top 1 Winner

Raymond Leung 梁國權

604-644-6482

Award Winning Services!



- 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.

Surrounded Amenities

27257 Fraser Hwy. Langley



- | | | |
|---|---|--|
| High Density Mixed Use (3.0 FSR) | High Density Residential (2.5 FSR) | Low Density Residential (1.1 FSR) |
| Medium Density Mixed Use (2.0 FSR) | Medium Density Residential (2.0 FSR) | Parks, Recreation and Greenspace |
| Service Commercial (0.5 FSR) | Low-Medium Density Residential (1.5 FSR) | Civic/Recreational |

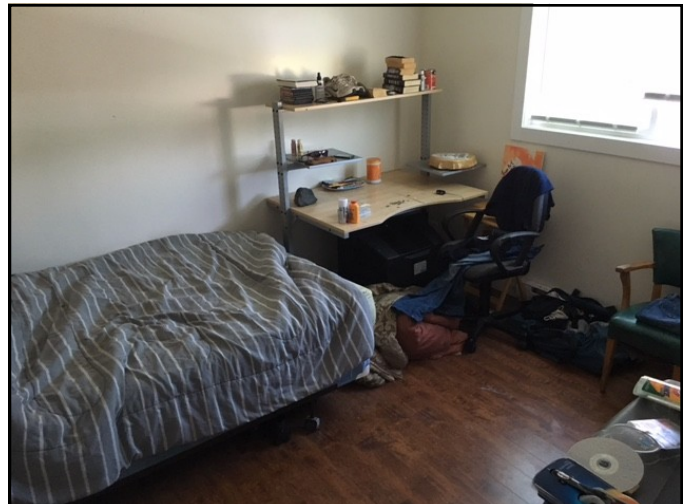
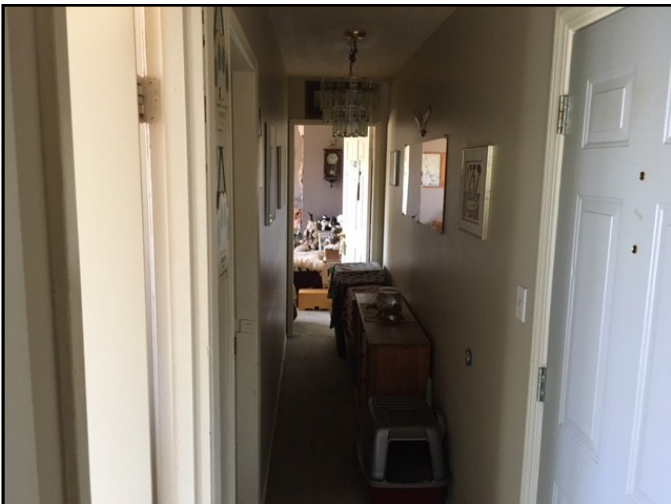
Property Photos

27257 Fraser Hwy. Langley



Property Photos

27257 Fraser Hwy. Langley



27257 Fraser Hwy Langley -- Rent Roll

Unit Number	Tenant Name	Gross Rent per Month	GST	Gross Rent per Year	Deposit	Lease Terms	Renew Option
101	New to You	\$1,995	\$99.75	\$23,940	\$1495 + GST	Aug 1, 2016 - July 31, 2021	One 5-Years
201		\$800	N/A	\$9,600	N/A	Since 2010	month-to-month
202		\$800	N/A	\$9,600	N/A	Since 2010	month-to-month
203		\$900	N/A	\$10,800	N/A	Since 2015	month-to-month
Gross Total		\$4,495	\$99.75	\$53,940	\$1495 + GST		

Approx. Expenses per Year

Tax 2016	\$7,532.00
Insurance	\$3,000.00
Water & Sewer	\$1,000.00
Garbage	\$1,332.00
House Gas	\$450.00
Total Expenses	\$13,314.00

Approx. Total Net Income Per Year	\$40,626
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**Brand New Roof in 2016

27257 Fraser Hwy Surrey



Legend

0 50 100 m

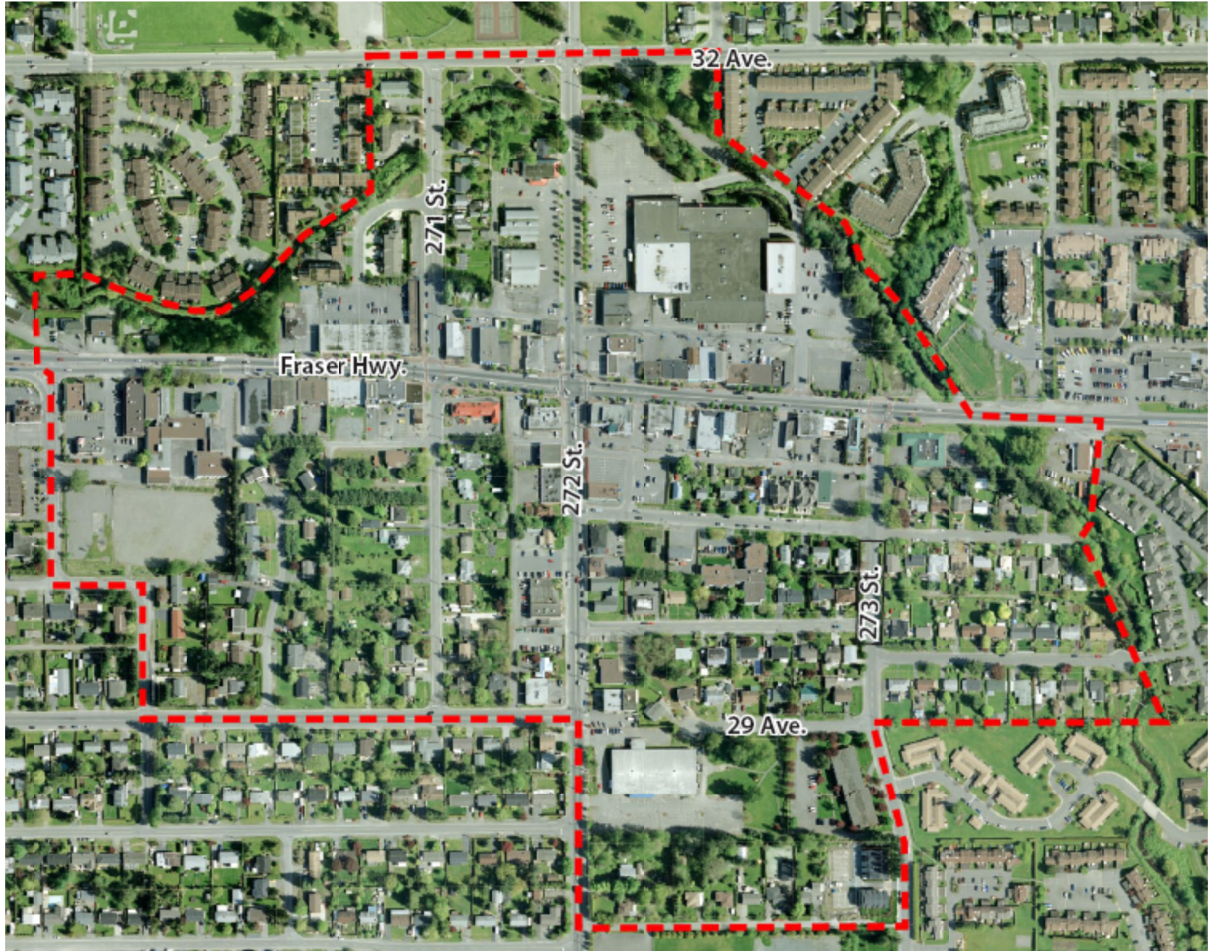
The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley 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.



Map printed on: 03 June 2016 at 10:38:43

1.4 Plan Area Overview

The Aldergrove Core Area is approximately 80 acres in size. It is centered on the intersection of Fraser Highway and 272 Street, and bounded by Bertrand Creek to the north and east, 29 Avenue to the south and 270 Street to the west. The Aldergrove Core Area is shown in the figure below.



Almost half of the plan area is bounded by the urban reach of Bertrand Creek. Bertrand Creek is ecologically significant and an important feature in the community. It is home to many fish species, including Coho salmon and endangered Salish Sucker and Nooksack Dace.

Aldergrove has its roots in farming and agriculture. Downtown Aldergrove is the traditional commercial and service centre for what used to be a predominantly farming community, but which has over the years transformed into a predominantly residential community supported by a range of primarily local serving commercial uses and with some industrial and agricultural/rural uses.

Today, the downtown continues to have a wide variety of commercial and service uses supporting a range of surrounding residential uses including single family homes, duplexes, townhouses and apartments. The majority of residential lands within the plan area are large lot single family homes ranging in age from 30 - 60 years old, with some townhouses and apartments including two fairly recent four-plexes located on 30th Avenue west of 272 Street.

1.6 Plan Overview

The Aldergrove Core Area Plan, along with the Concept Plan and Design Guidelines, represent a vision to transform downtown Aldergrove into a compact, mixed-use, highly walkable and transit oriented town centre. The land use framework as illustrated by both the land use plan and the concept plan creates significant additional residential capacity and a good mix of housing types through the introduction of medium and higher-density residential development in both ground-oriented housing and apartments. The plan is further premised on maintaining and enhancing the Fraser Highway and 272 Street as vibrant commercial streets, with a mix of shops, services, cafes and restaurants to serve and provide jobs for local and regional residents. While the plan encourages the introduction of a number of tall buildings, a human scale is emphasized through a built form and character that emphasizes pedestrian uses, comfort and safety.

The plan is premised on the creation of great streets and public open spaces through a high quality of design and a positive interface between the public and private realm at the street level. Pedestrian oriented and humanly scaled streets and plazas, and a highly connected pedestrian network, are other essential elements of the plan which, together, are intended to foster a functional, aesthetic and vibrant downtown Aldergrove. A reference to downtown Aldergrove's past is achieved through a modern interpretation of historic form and character elements as illustrated in the design guidelines. These are intended to foster creative and innovative design responses to sustainability, livability, and sense of place, and through public art referencing Aldergrove's agricultural roots.

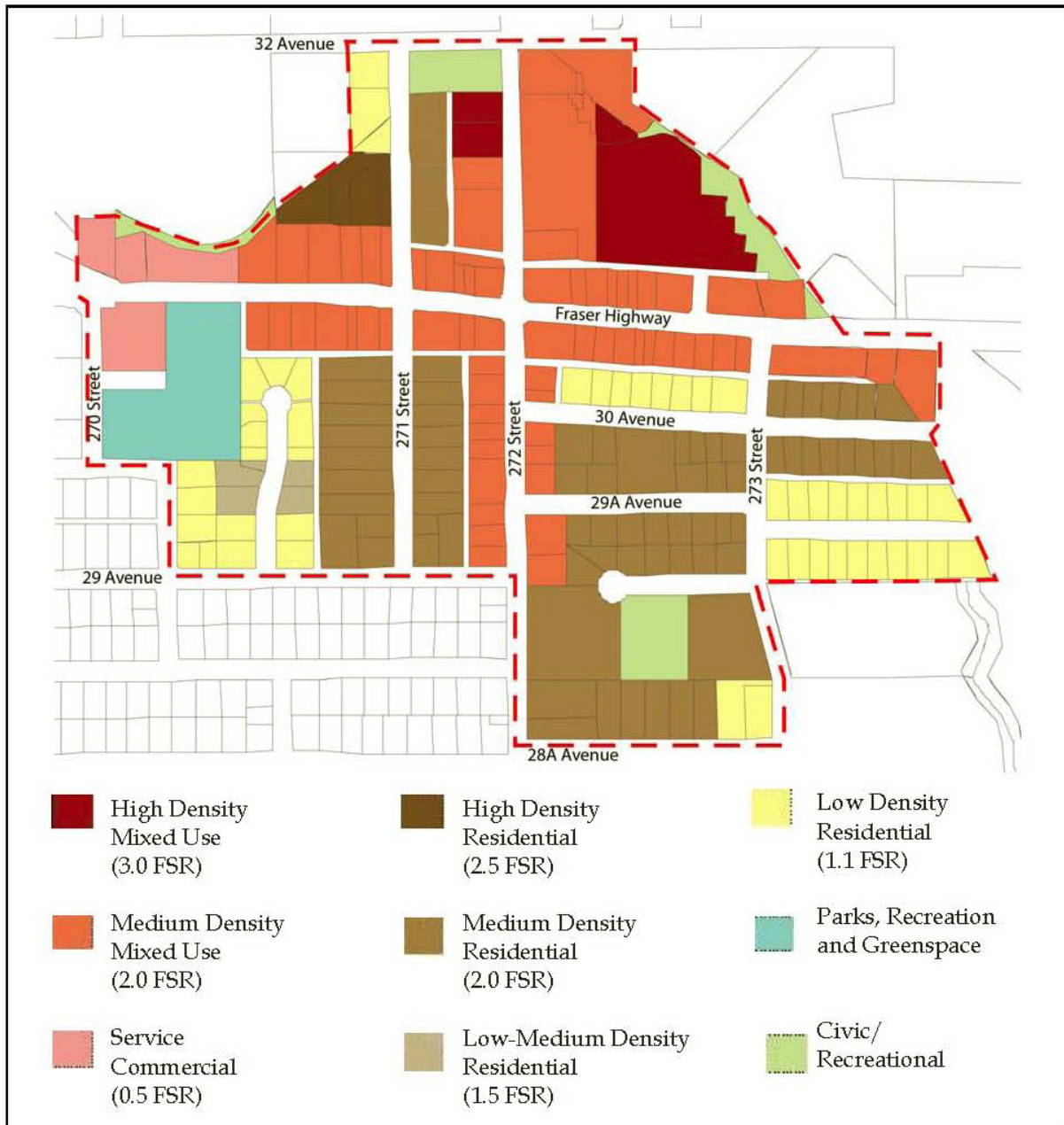


Aldergrove Core Area Concept Plan (for illustrative purposes only)

2.0 ALDERGROVE CORE AREA LAND USE PLAN

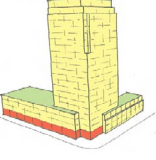
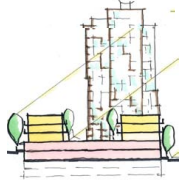
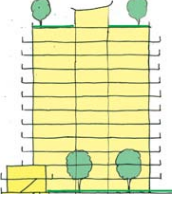
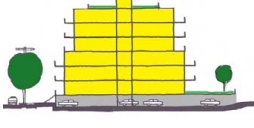
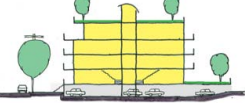
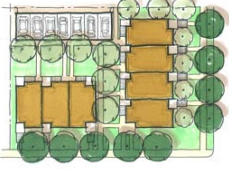
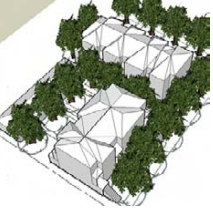
The land use plan and associated land use designations below and on the following page describe in detail the community's long term vision for the type and intensity of land uses desired for the downtown. Together, these will guide the re-zoning and development process. Density is defined using **Floor Area Ratio (FSR)**, the ratio of the total floor area of buildings on a certain location to the land area (space) of that location.

2.1 Land Use Plan



Aldergrove Core Area Land Use Plan

2.2 Land Use Designations

Designation	Density	Height	Built Form Examples
 High Density Mixed Use	3.0 FSR	up to 16 storeys (50 m)	  
 Medium Density Mixed Use	2.0 FSR	up to 5 storeys (14 m)	  
 High Density Residential	2.5 FSR	up to 16 storeys (50 m)	  
 Medium Density Residential	2.0 FSR	up to 6 storeys (20 m)	  
 Low-Medium Density Residential	1.5 FSR	up to 4 storeys (14 m)	  
 Low Density Residential	1.1 FSR	2.5 storeys	  

602 **COMMUNITY COMMERCIAL ZONE C-2**

Uses Permitted

- #2501 602.1 In the C-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
27/07/87
#3782
27/07/98
#4296
04/04/05
#4626
26/11/07
- 1) *accessory buildings* and uses
 - 2) *assembly uses*
 - 3) *commercial uses*
 - 4) *group children's day care*
 - 5) *hotels*
 - 6) *licensee retail store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
 - 7) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
 - 8) *refund container return centre* up to a maximum size of 280 m² (3,000 ft²)
 - 9) *residential uses* accessory to a *commercial use* and subject to Section 602.3

Commercial Uses

- #2587 602.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88
#4567
07/05/07
- parking, loading, display, eating areas and seasonal *uses*, where accessory to a permitted *use*. No storage areas shall be located in any required front yard setback.

Residential Uses

- 602.3
- 1) An accessory *residential use* may be located above the first floor of the *building*, and shall have a *gross floor area* no greater than twice the *gross floor area* of the non-*residential use* contained within the same *building*.
 - 2) The maximum number of *dwelling units* shall not exceed one *dwelling unit* per 135 m² of *lot area* (74 units per hectare).

Lot Coverage

- 602.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

- 602.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from a *front lot line*;
 - b) 3.0 metres from a *rear lot line* except where the *rear lot line* abuts an SR, R, MH-1 or RM zone the minimum rear yard setback shall be 7.5 metres; and
 - c) 0 metres from a *side lot line* except where the *side lot line* abuts an SR, R, MH-1 or RM zone the minimum side yard setback shall be 3.0 metres.

Height of Buildings and Structures

- #3782 602.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not
27/07/98
- exceed 12 metres.

Parking and Loading

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

Subdivision Requirements

- 602.8 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

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