

SCHREDER
BROTHERS
REAL ESTATE GROUP

FOR SALE

26264 30A Avenue
Langley, BC

4.77 Acre Industrial Development Site

- » Rezoned to M-2 (Service Industrial)
- » Easy Access to Major Routes
- » Concept Plans on File
- » Available Immediately

JAMIE SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation



PROPERTY INFO

AREA
Land Size: 4.77 Acres
(207,725 ft²)

PROPERTY TAX
\$168,288.42 (2026)

ASKING PRICE
\$23,000,000

ZONING

M-2 (Service Industrial)
Intended to accommodate a wide range of light industrial, service commercial, and quasi-retail uses.

LEGAL DESCRIPTION

LOT 10, PLAN NWP 1590,
SECTION 24, TOWNSHIP 10, NEW
WESTMINSTER LAND DISTRICT,
PORTION W 1/2, EXCEPT PLAN
EPP110270

PID: 012-265-781



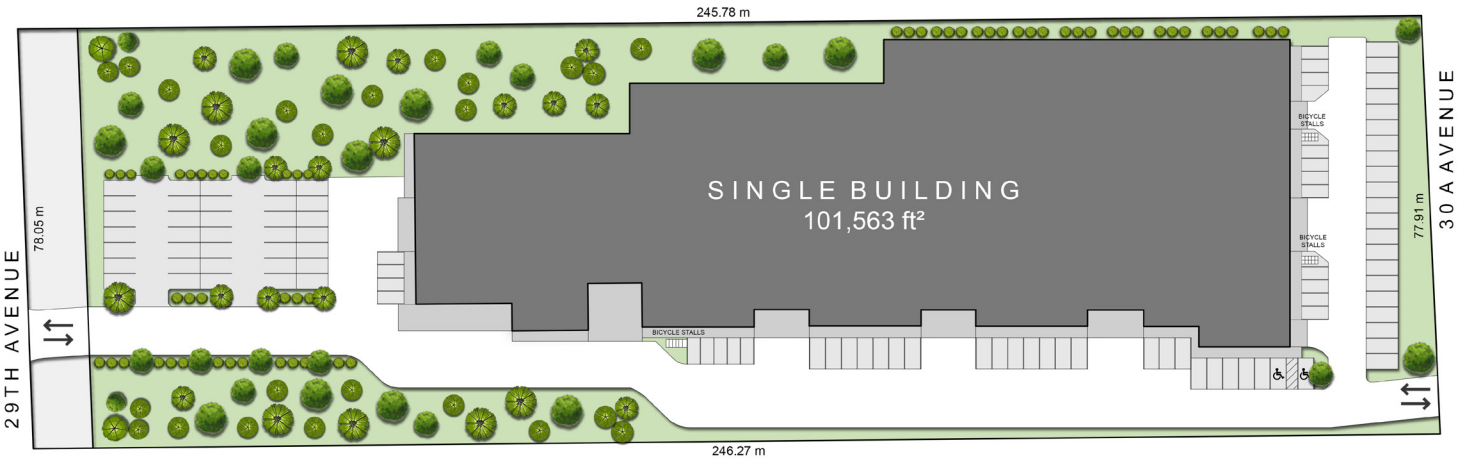
26264 30A Avenue (Langley, BC)

This 4.77 acre site in Aldergrove is zoned M-2 General Industrial and currently sits as vacant industrial land with a flat topography. The location offers excellent access to Highway 1 and Fraser Highway via Highway 13 (264th Street) and allows for a variety of light-industrial oriented developments. Conceptual plans are available for one 101,563 square foot building for a single occupant; or two buildings totaling up to 70,325 square feet demised into 16 strata units. Please inquire with the listing agent for details.

- » Rezoned to M-2 (Service Industrial)
- » Easy Access to Major Routes
- » Concept Plans on File (Inquire for Details)

POTENTIAL DEVELOPMENT CONCEPTS*

OPTION 1 - SINGLE OCCUPANT BUILDING



OPTION 2 - STRATA DEVELOPMENT

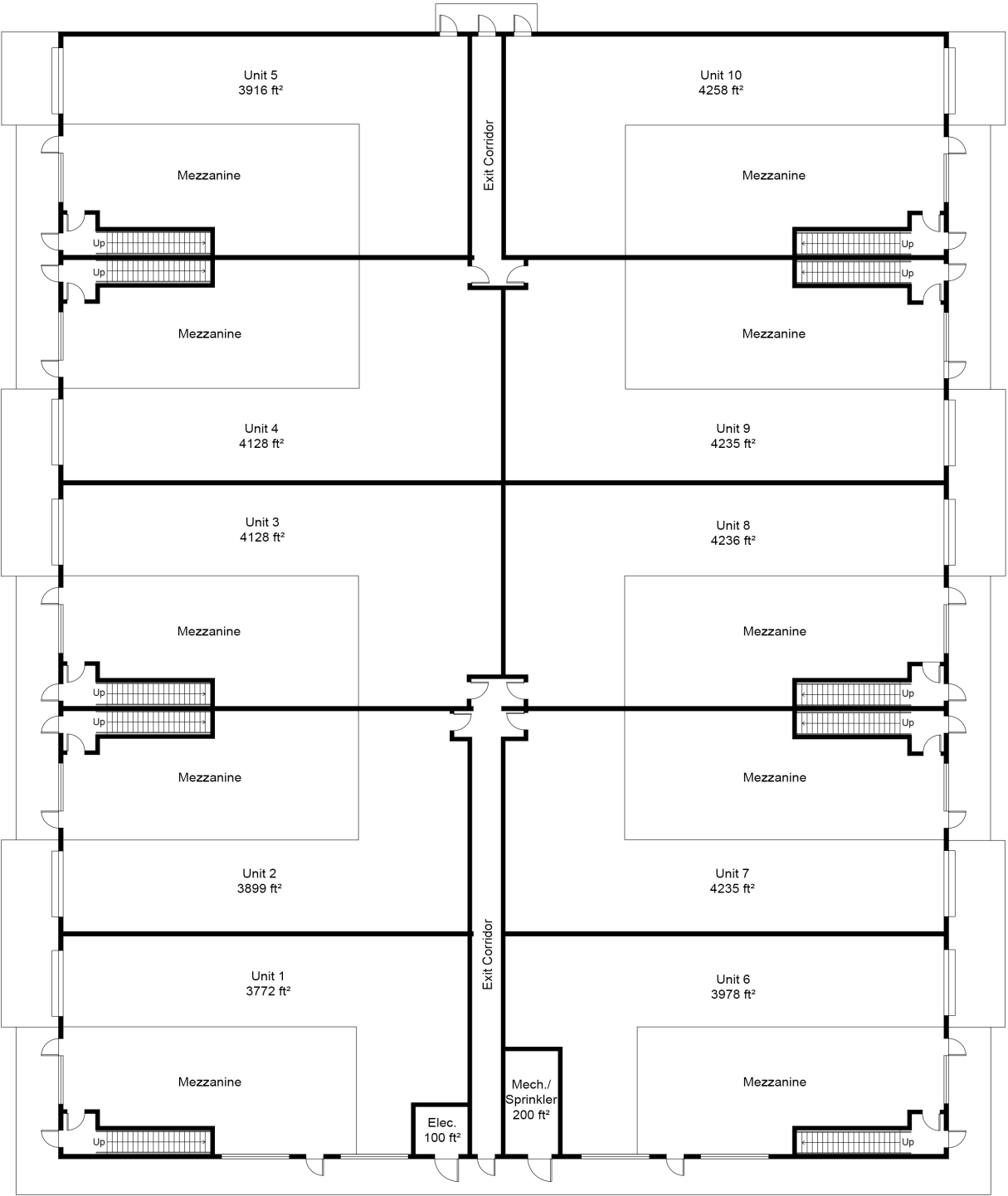
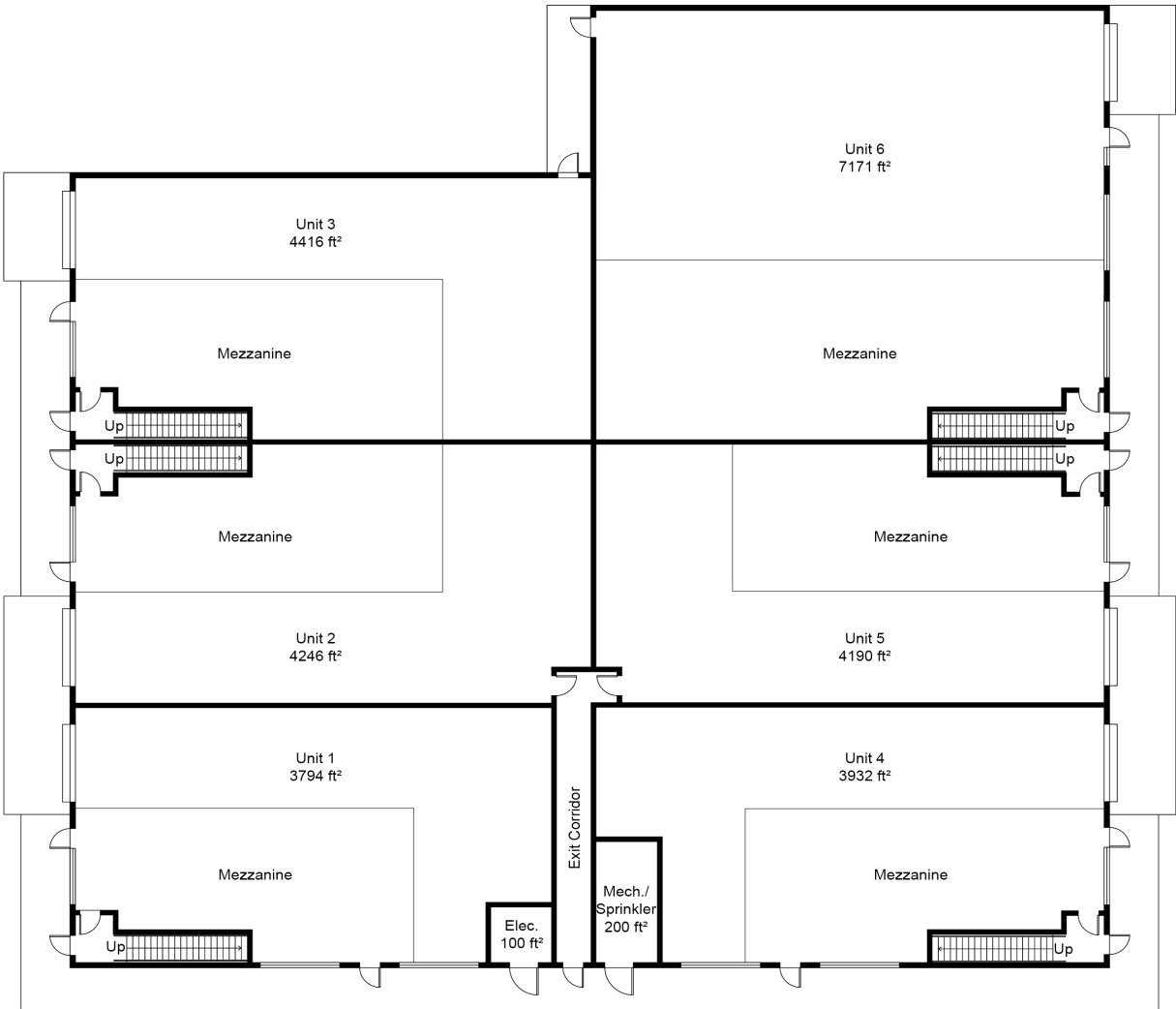


FLOORPLAN & MEASUREMENTS

*All measurements and the feasibility of the concepts above must be investigated and verified by the purchaser if deemed important to them.

STRATA DEVELOPMENT BUILDING A

STRATA DEVELOPMENT BUILDING B



FLOORPLAN & MEASUREMENTS

*All measurements and the feasibility of the concepts above must be investigated and verified by the purchaser if deemed important to them.

FLOORPLAN & MEASUREMENTS

*All measurements and the feasibility of the concepts above must be investigated and verified by the purchaser if deemed important to them.



DRIVE TIMES

LANGLEY	18 MINS
WHITE ROCK	33 MINS
ABBOTSFORD	24 MINS
MAPLE RIDGE	35 MINS
SURREY	36 MINS
BURNABY	37 MINS
DELTA	48 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
Personal Real Estate Corporation

LORI NICOL
Unlicensed Assistant



604-530-0231

COMMERCIAL@SCHREDERS.CA

WWW.SCHREDERS.CA