

**NAI Commercial**

**8,104 SF**



**26641 Fraser Highway** | Aldergrove, BC

## **FOR SALE**

### **Freestanding Office Building**

- ▶ High exposure along Fraser Highway
- ▶ C-14 zoning: office, retail & service uses
- ▶ Modern interior with elevator and professional finishes

**Price: \$4,695,000**

**26641  
FRASER HWY**

**FRASER HWY**

## **VALLEY COMMERCIAL TEAM**

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# 26641 Fraser Highway

## Aldergrove, BC

### Property Summary



**Legal Description:** Lot 5 Section 19 Township  
13 New Westminster District  
Plan 11149  
PID: 009-468-218

**Leasable Area:** 8,104 SF (approx.)

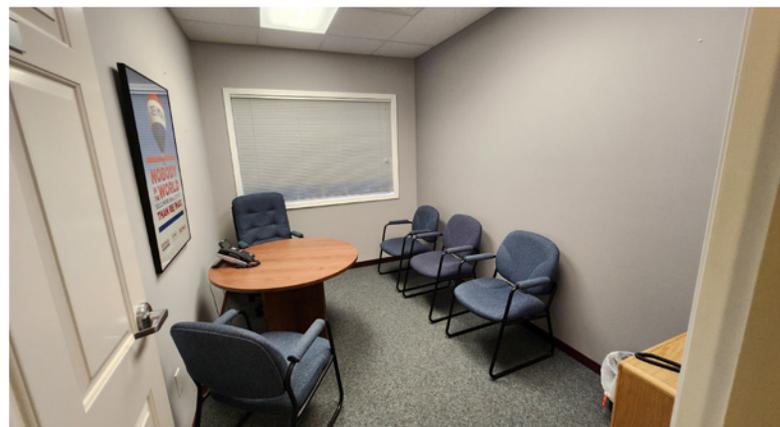
**Lot Size:** 18,731 SF

**Zoning:** C-14 - Community  
Commercial

**Year Built:** 1998

**Gross Taxes:** \$24,105.00 (2025)

**Price:** \$4,695,000



## Property Description

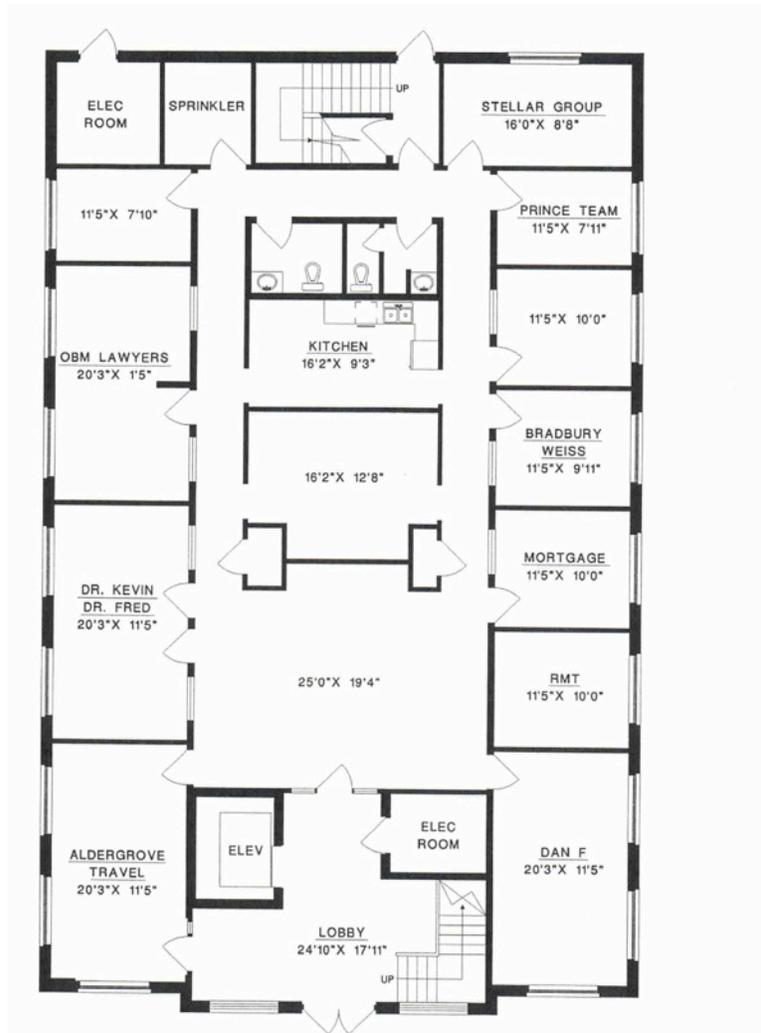
Stately two-storey office building fronting Fraser Highway in Aldergrove with convenient access to Highway #1 to the north and the US border to the south via 264<sup>th</sup> Street. Beautiful brick façade with professional interior finishes including a welcoming lobby, elevator, reception area, and multiple private offices. Building systems include high-efficiency HVAC, full sprinkler coverage, double-ply drywall, and upgraded security windows. Prominent pylon signage delivers exposure to 30,000+ vehicles per day. Currently leased to multiple month-to-month tenants—ideal for an owner-operator seeking near-term occupancy or an investor looking for steady income with upside. For more details or to schedule a private viewing, please contact the listing agents.

## Investment Highlights

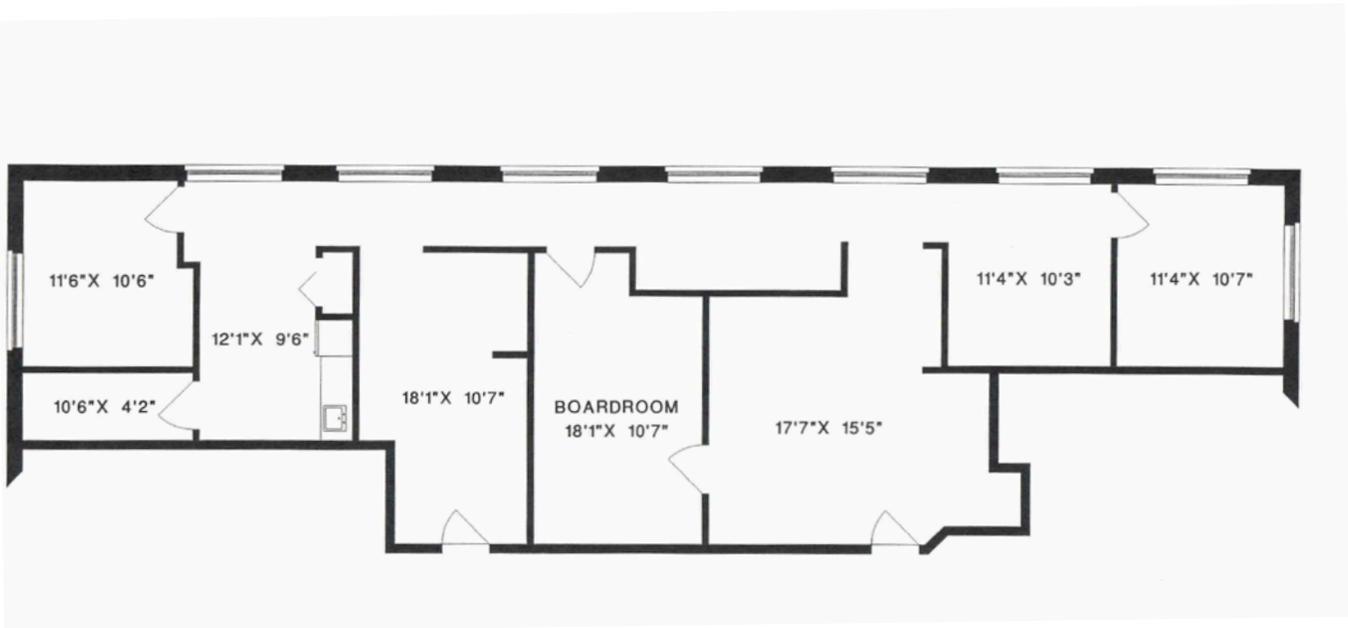
- ▶ Free-standing two-storey office building
- ▶ Fully sprinklered with modern HVAC and professional finishes
- ▶ 27 on-site parking stalls

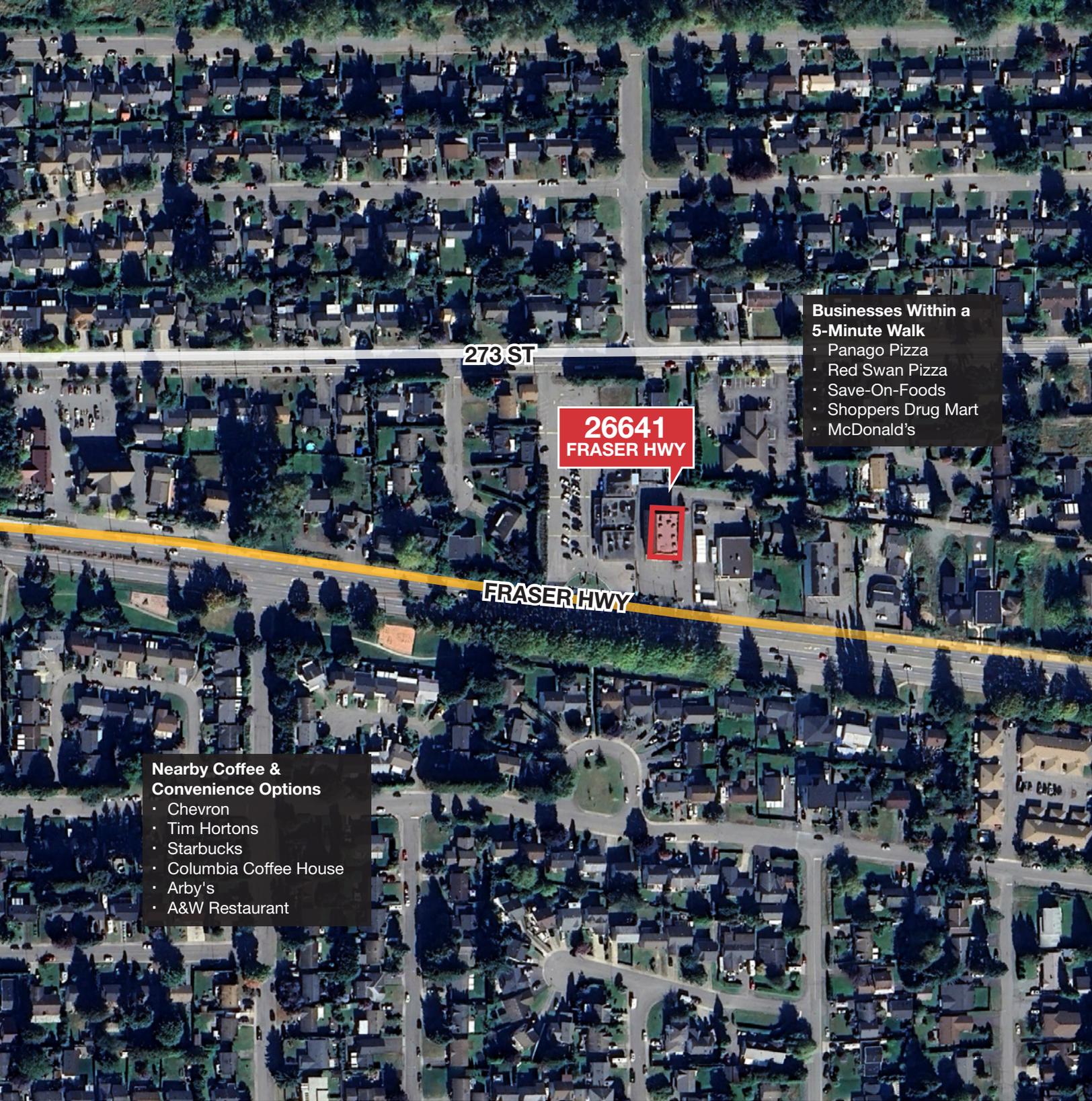
# Floor Plans

Unit 101 - Main Floor



Unit 202 - 2<sup>nd</sup> Floor





273 ST

26641  
FRASER HWY

FRASER HWY

**Businesses Within a 5-Minute Walk**

- Panago Pizza
- Red Swan Pizza
- Save-On-Foods
- Shoppers Drug Mart
- McDonald's

**Nearby Coffee & Convenience Options**

- Chevron
- Tim Hortons
- Starbucks
- Columbia Coffee House
- Arby's
- A&W Restaurant

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