

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: \$4,950,000



26641
FRASER HWY

FRASER HWY

VALLEY COMMERCIAL TEAM

Gary Niesner*

Sales, Leasing & Investment

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NAI Commercial (Langley) Ltd.

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naicommercial.ca

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:	\$4,950,000



Property Description

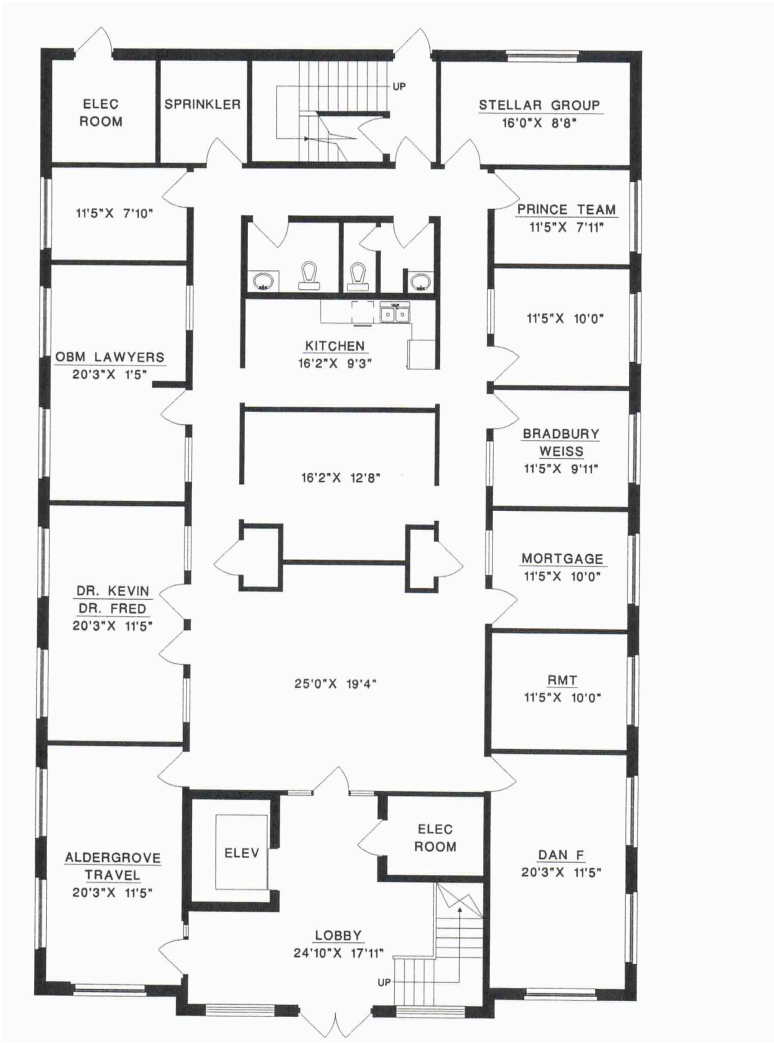
Stately two-storey office building fronting Fraser Highway in Aldergrove with convenient access to Highway #1 to the north and the US border to the south via 264th Street. Beautiful brick façade with professional interior finishes including a welcoming lobby, elevator, reception area, and multiple private 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

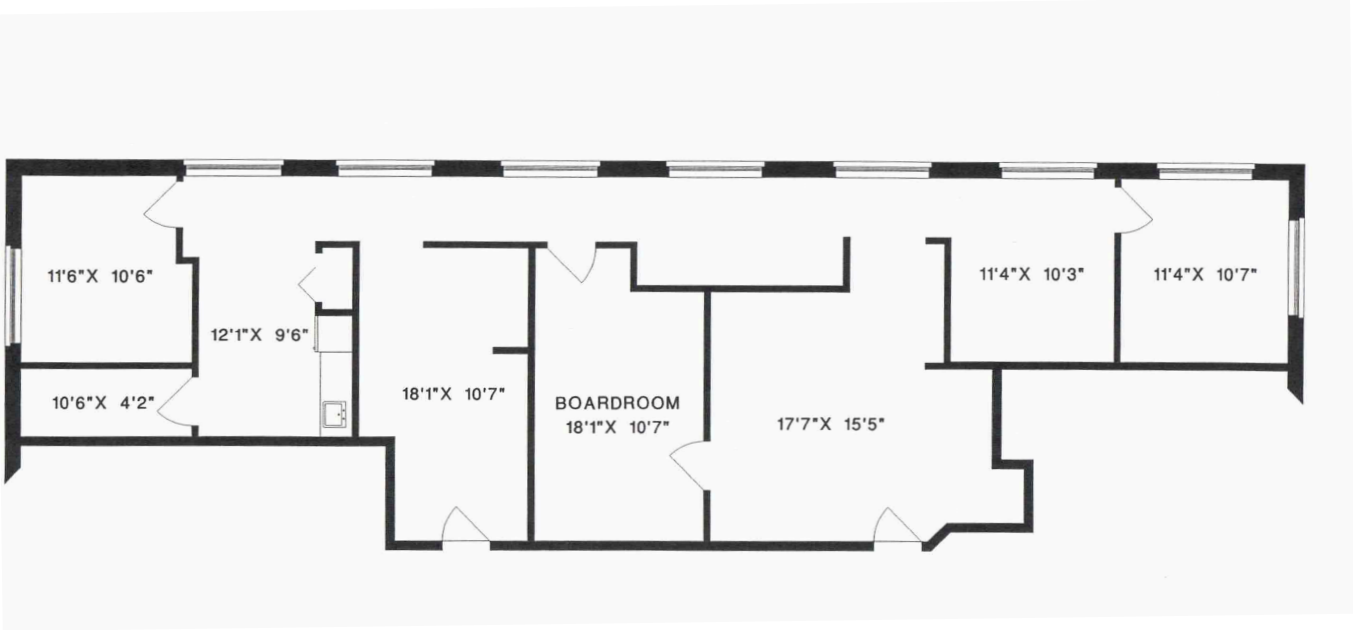
- ▶ Free-standing two-storey office building
- ▶ Fully sprinklered with modern HVAC and professional finishes
- ▶ 27 on-site parking stalls

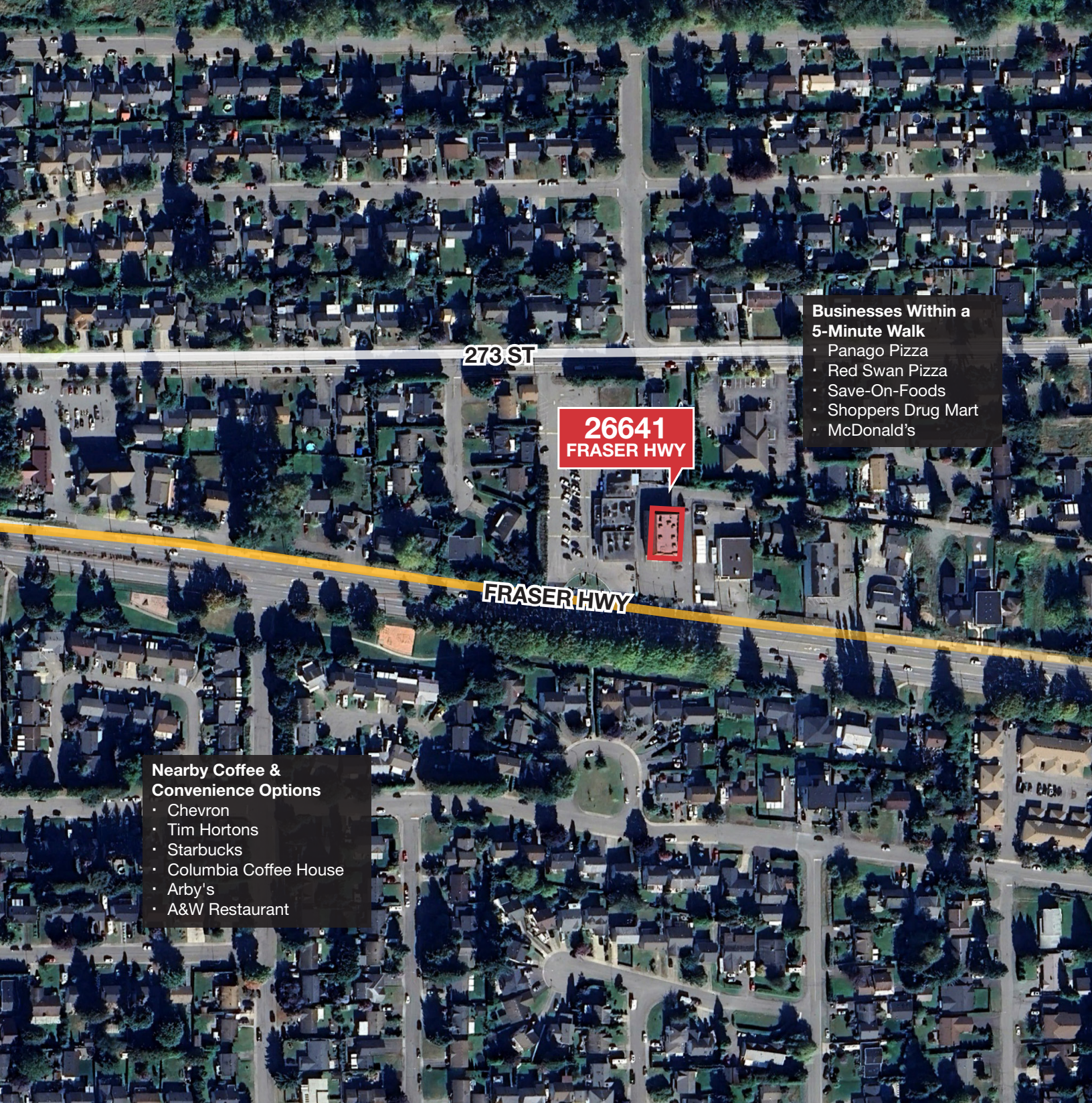
Floor Plans

Unit 101 - Main Floor



Unit 202 - 2nd 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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