

# FOR SALE

**N**Commercial

**VALLEY COMMERCIAL TEAM** 

- Asset or share sale opportunity with terrific exposure fronting on Fraser Highway with overlap on Old Yale Road in Aldergrove.
- Long term tenancy with Cooper Equipment rentals for 2 - 5 year options.
- C-3 Commercial zoning on 2.57 acres with future re-development potential.

Price: \$18,000,000



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#### Angie MacDonald\*

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# 26875 Fraser Highway Aldergrove, BC

## Opportunity

- Leased to Cooper Equipment rentals 10 years plus
- Combined lot size is ±2.57 acres
- Office building area is ±1,977 SF
- > Yard area is ±46,982 SF
- Service building with 3 grade level doors 2 doors of 12'X12' and 1 door of 8'X12'
- Asset or share sale: Assumable financing available, NDA must be signed for further details

## Site Coverage

Based on the sales office and service shop the site coverage is 5.7% (6,417 SF improvements/  $\pm 111,949$  SF of land). There are large concrete retaining walls at the rear of the property by the service bays for creek protection.

## **Property Legals**

Address	PID	
26875 Fraser Hwy	017-427-053	
PARCEL 1, PLAN LMP1192, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT		
26861 Old Yale Rd	006-247-431	
LOT 298, PLAN NWP41680, PART NE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT		
26869 Old Yale Rd	011-871-440	
PARCEL A, PLAN NWP78879, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT		
Old Yale Rd	005-011-574	
LOT 335, PLAN NWP51983, PART NE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT		
26887 Old Yale Rd	005-011-582	
LOT 336, PLAN NWP51983, PART NE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT		

Old Yale Rd

006-247-407

LOT 297, PLAN NWP41680, PART NE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

Further property information available upon receipt of a signed NDA from buyer and agent.

## Salient Details

#### Land Size

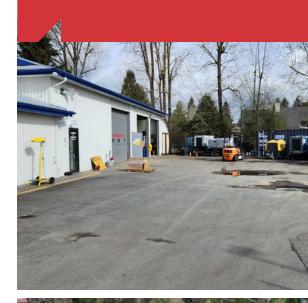
Total	±111,458 SF
Old Yale Rd	15,915 SF
26887 Old Yale Rd	7,339 SF
Old Yale Rd	7,340 SF
26869 Old Yale Rd	20,186 SF
26861 Old Yale Rd	14,318 SF
26875 Fraser Hwy	46,360 SF

Zoning

C-3

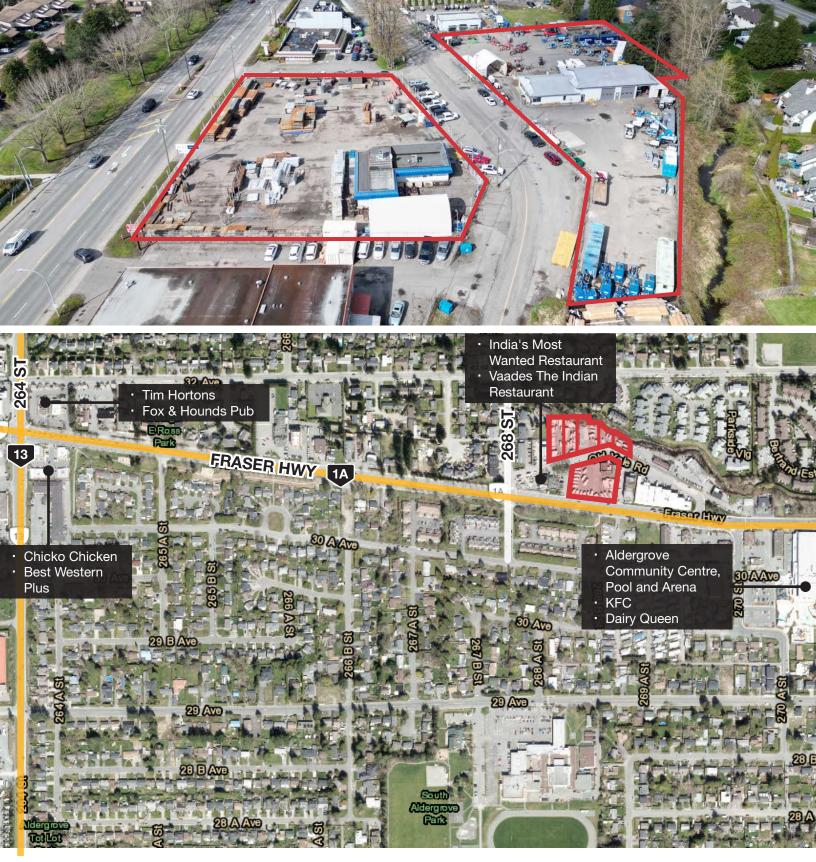
**Total Gross Taxes (2023)** \$70,035.61

**Price** \$18,000,000









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