



26875 Fraser Highway | Aldergrove, BC

FOR SALE

- ▶ 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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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/ ±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

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

Zoning

C-3

Total Gross Taxes (2023)

\$70,035.61

Price

\$18,000,000







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