

For Sale | Income Producing Property with Redevelopment Upside

# 27491 Fraser Highway, Langley

Prime C3 Service Commercial Land Approximately 2.5 Acres with 238 Feet of Fraser Highway Frontage



For Sale | Income Producing Property with Redevelopment Upside

A strategically located, high traffic site with strong visibility near major amenities and new development.



**ALDER GROVE**  
TOWN CENTRE

A premier mixed-use community by Janda Group offering 784 residential units with commercial space within a walkable residential environment.

# The Opportunity



This offering presents a rare opportunity to acquire approximately 2.5 acres of prime commercial land fronting the Fraser Highway in Aldergrove, Langley. The property is fully leased to an established operator in the trailer sales and service sector, providing stable in place cash flow with long term upside potential. The site benefits from excellent highway exposure, strong daily traffic volumes, and close proximity to major amenities and surrounding commercial services. Positioned along the eastern edge of the Abbotsford and Aldergrove commercial core, the area continues to experience steady industrial and service commercial demand driven by regional growth, logistics activity, and expanding residential communities. From an investment perspective, the asset offers secure income with future redevelopment or repositioning potential as land values and density intensification continue along this key transportation corridor. For developers, the scale, frontage, and strategic location create potential flexibility for future site optimization and variety of uses.

## LOCATION

With close proximity to the Trans Canada Highway and the United States border crossing, this location offers excellent exposure. It is directly across from the area's major shopping mall and within a short distance of a full range of amenities, while also bordering Abbotsford.

# Zoning and OCP

With existing C3 Commercial zoning, the property allows for a wide range of commercial uses. Under the Aldergrove Community Plan, the site is designated as Commercial and falls within a Development Permit Area, permitting a floor space ratio of up to 1.35. For high level discussions regarding potential future density or higher floor space ratio opportunities, please contact the listing agent for a high level discussion.

## Salient Details:

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**Civic Address** 27491 Fraser Highway, Aldergrove, BC, V4W 3P9

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**PID** 000-767-883

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**Legal Description** LOT 2, PLAN NWP18961, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

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**Land Size** 2.5 Acres

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**Dimensions** Width 238 ft, Depth 457 ft

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**Gross Taxes (2025)** \$74,873.59

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**BC Assessed Value (Total)** \$8,722,000

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**Zoning** C-3 Service Commercial

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**Asking Price: \$7,700,000**

## Offer Process:

Offers will be considered upon receipt on a first come, first served basis.

## Existing Zoning: C-3 Commercial

- Major Commercial
- Assembly
- Wholesale distribution
- Restaurants
- Service stations
- Gas Bars
- Funeral homes excluding crematoria and assessor crematoria
- Highway commercial
- Commercial recreation, instruction and entertainment uses, excluding arcades, pool halls and casino halls
- New automotive parts and accessory stores
- Public transportation depots
- Service stations
- Vehicle servicing and vehicle repair shops
- Many more uses. Please refer to C-3 Zoning Bylaw

# Aerial Map





# Demographics

	1km	3km	5km
Population	7,906	18,397	23,565
Median Age	38	38	39
Average Household Income	\$108,512	\$114,444	\$119,948
Education	13%	12%	12%
Employment Rate	65%	66%	65%

FOR MORE INFORMATION, PLEASE CONTACT:

**HARPREET SINGH**  
Personal Real Estate Corporation  
Executive Vice President  
Development Land and Investment Sales  
D: +1 604 640 5870  
M: +1 604 217 8888  
[harpreet.singh@cushwake.com](mailto:harpreet.singh@cushwake.com)



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