

**NAI**Commercial

**\$2 MILLION  
PRICE REDUCTION  
NOW AVAILABLE**



**FOR SALE - COURT ORDERED SALE**

**5.5 Acre Future Industrial Development Site**  
3437 264<sup>th</sup> Street, Aldergrove, BC

**Marshall MacLeod**

Personal Real Estate Corporation  
Associate Vice President

604 671 9479 | [mmacleod@naicommercial.ca](mailto:mmacleod@naicommercial.ca)

**NAI Commercial**

1300-1075 W Georgia St, Vancouver, BC V6E 3C9

[naicommercial.ca](http://naicommercial.ca)

## Salient Details

### Civic Address

3437 264<sup>th</sup> Street  
Aldergrove, BC

### Legal Description

Lot 16 Section 25 Township  
10 New West Minister District  
Plan 43774  
PID: 007-097-182

### Site Area

5.5 Acres

### Zoning

RU-3- Rural

### Gross Taxes

\$5,290.33 (2024)

### Price

Contact agent

### Marshall MacLeod

Personal Real Estate Corporation  
Associate Vice President  
604 671 9479  
mmacleod@naicommercial.ca



## 3437 264<sup>th</sup> Street, Aldergrove, BC

### Opportunity

3437 264<sup>nd</sup> Street presents a unique opportunity to acquire a large 5.5-acre “near future” Industrial Development Site in a strategically advantageous location. This site aligns with Metro-Vancouver’s Regional Growth Strategy and is in line with the Township of Langley’s Official Community Plan, indicating its inevitable transformation into an industrial site. With a history of non-farm usage over the past 15 years, the likelihood of reverting to agricultural use is minimal. Surrounding properties also follow the non-farm trend, aligning with the Land Use Concept defined in the Official Community Plan.

### Improvement

Workshop - This is a one-storey 5,000 SF pole barn building with metal cladding which includes a small office and open warehouse/workshop area. The shop is serviced by electricity and natural gas.

### Zoning & Redevelopment

The Subject Property is currently zoned RU-3 - Rural. Notwithstanding this zoning, the Property has been used as “Non-Farm” use for several years. The neighbourhood is supported by business’s which are all “Industrial” or “Light” Industrial uses. “Non-Farm” use is the identity of this area.



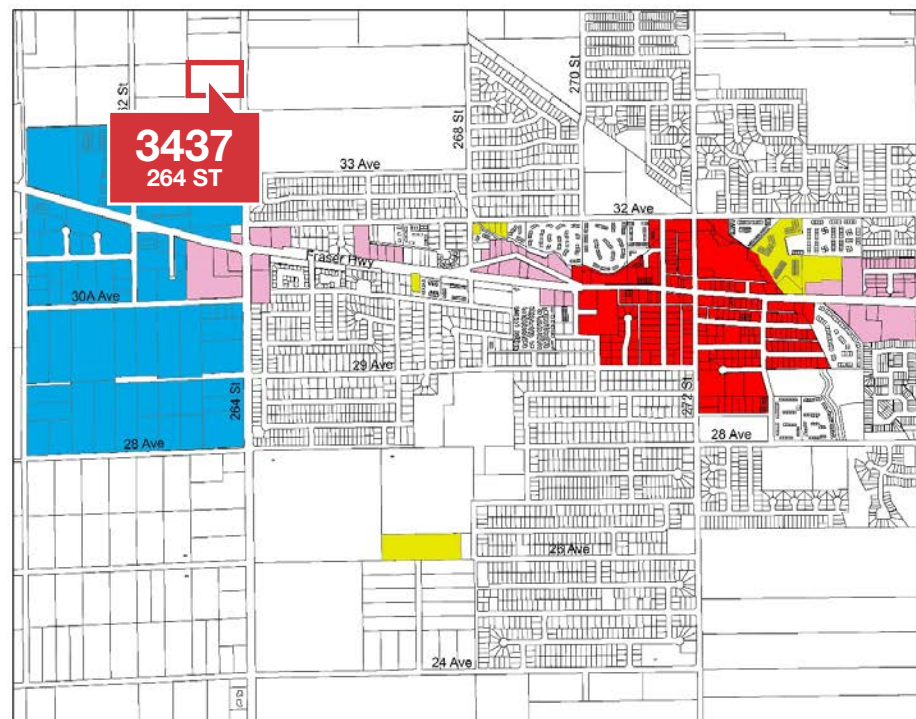
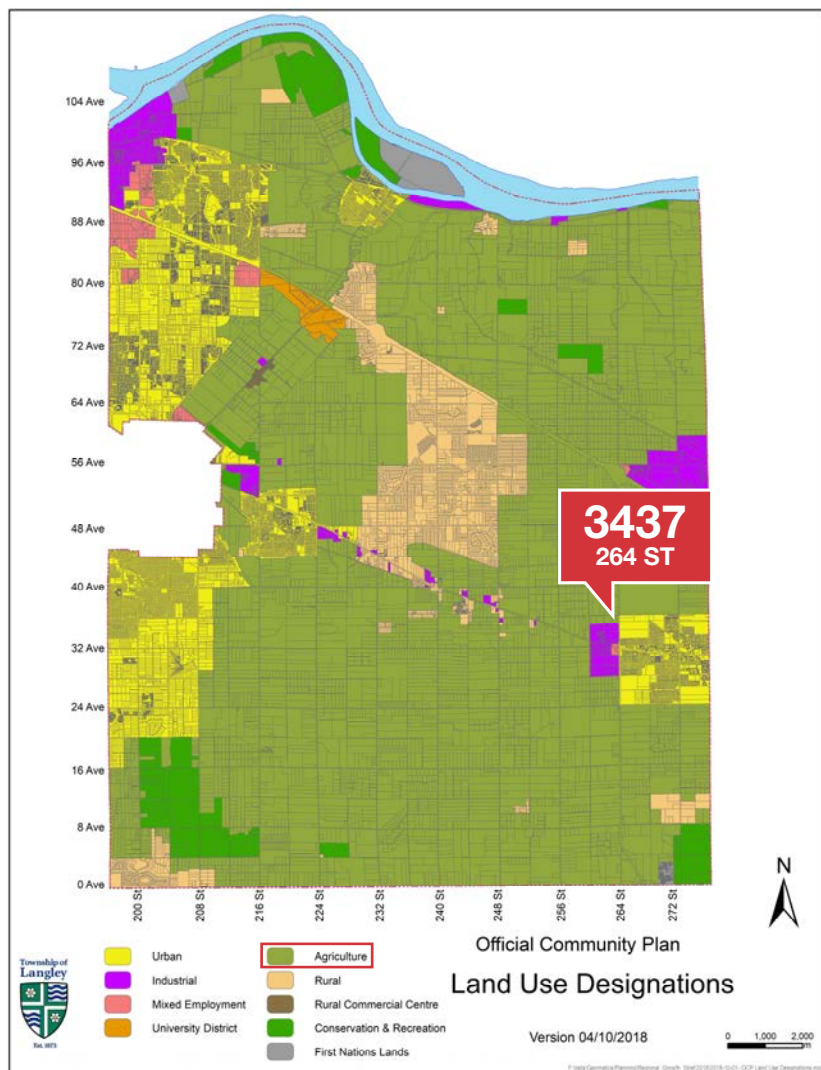
Located 264<sup>th</sup> Street, one block north of Fraser Hwy



Proximity and easy access to United States Border

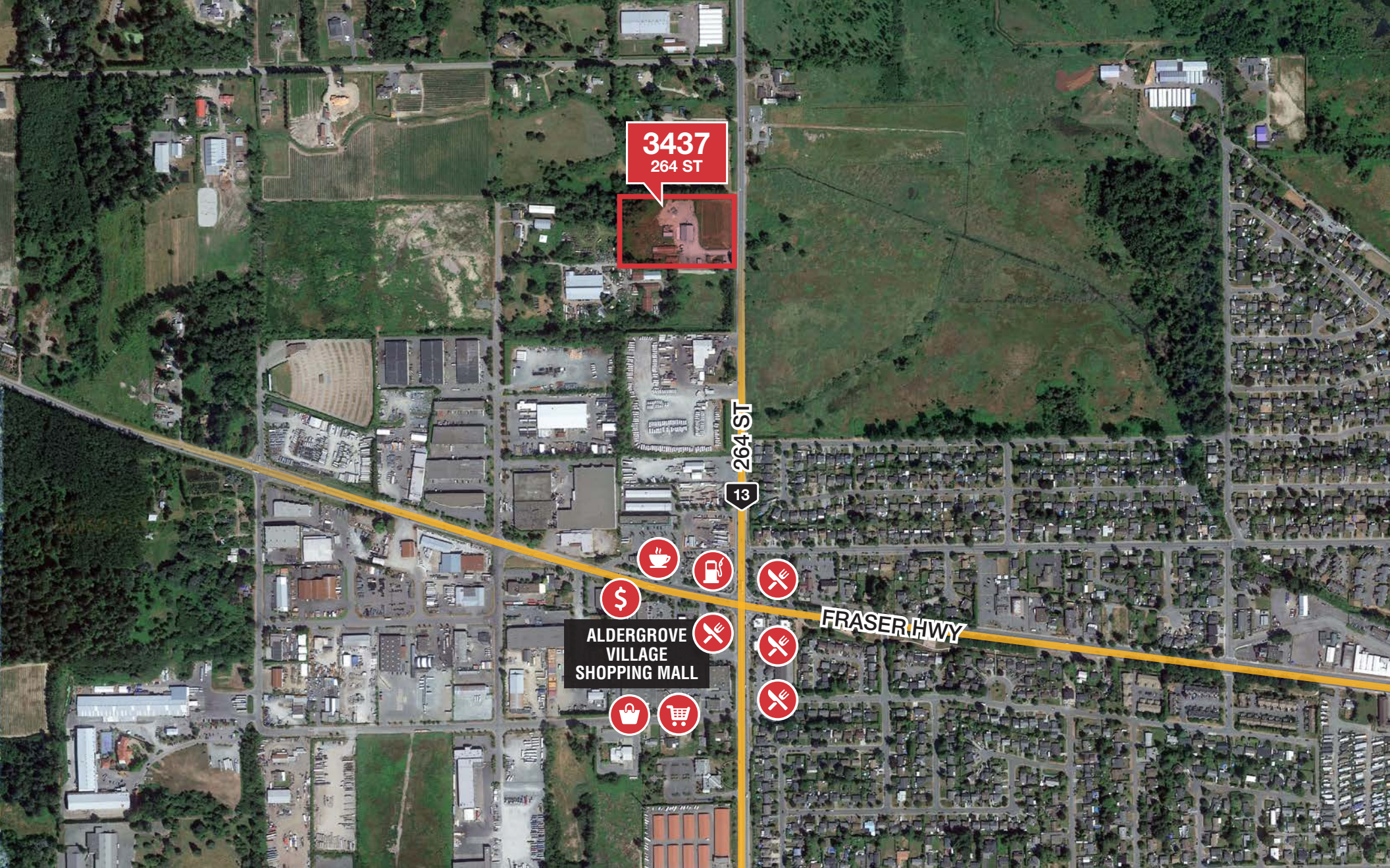


Nearby shopping, restaurants, and parks



**Legend**

- Development Permit Area 'A' - Multi Family
- Development Permit Area 'B' - Commercial
- Development Permit Area 'C' - Industrial
- Development Permit Area 'D' - Downtown Core Area  
(see Aldergrove Core Area Land Use Plan and Design Guidelines)



3437  
264 ST

264 ST  
13

FRASER HWY

ALDERGROVE  
VILLAGE  
SHOPPING MALL

**NAI**Commercial

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9  
+1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)

**Marshall MacLeod**  
Personal Real Estate Corporation  
Associate Vice President  
604 671 9479  
[mmacleod@naicommercial.ca](mailto:mmacleod@naicommercial.ca)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus