

FRASER · ELLIOTT  
COMMERCIAL

23665 Fraser Hwy,  
Langley, BC

For Sale /  
For Lease

5 Acre Parcel  
Zoned C3 Service  
Commercial

Potential to be  
Rezoned to  
Industrial



604.728.2845

[sales@fraserelliott.com](mailto:sales@fraserelliott.com)

[www.fraserelliott.com](http://www.fraserelliott.com)

## SALIENT FACTS

### Municipal Address:

23665 Fraser Hwy, Langley, BC

### PID:

002-278-987

### Building Area

Front Office	326 SF
Warehouse Main Floor	450 SF
Office Upper Floor	450 SF
Quonset 1	32,000 SF
Quonset 2	14,000 SF
Quonset 3 (Shop)	1,967 SF
<b>Total Building Area</b>	<b>49,193 SF</b>

Yard Area 145,521 SF

### Site Area:

217,800 SF / 5 Acres

### Zoning:

C3 Service Commercial

### Power:

200 Amp to Main Office  
100 Amp to Storage Space Below Office  
40 Amp to South site Storage  
40 Amp to North site Storage  
40 Amp to Shop/Mechanics Bay

### Taxes (2022):

\$113,825.80

604.728.2845

sales@fraserelliott.com

## OPPORTUNITY

Located in East Langley/Aldergrove, the property is situated within close proximity to multiple major transportation routes, including Fraser Highway access, Highway # 1, and the international Lynden Border Crossing. The 5 acre site is currently zoned C3 Service Commercial, and has the potential to be rezoned to Industrial. Existing site improvements include:

- high tech security system with 27 cameras
- automated front gate
- fully fenced yard
- flat graveled lot
- front office building
- three Quonsets/shops totalling upwards of 48,000 Sq.Ft of indoor space
- asphalt pad inside Quonset and concrete pad inside shop.

OFFERED AT: \$30,000,000



FRASER · ELLIOTT  
COMMERCIAL



## CURRENT ZONING & ALLOWED USE

In the C-3 Zone only the following uses are permitted and all other uses are prohibited:

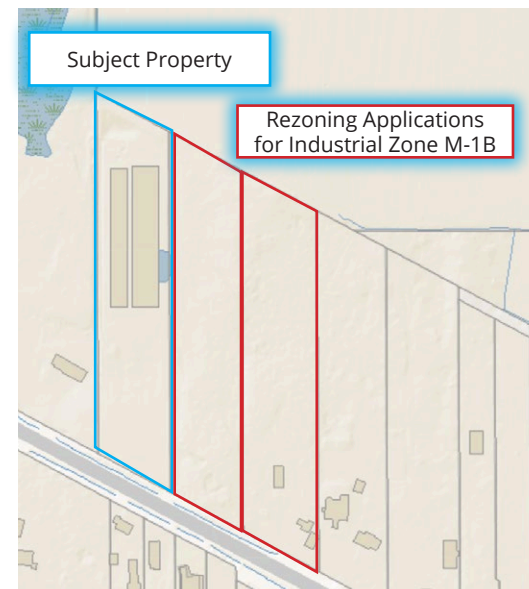
- home improvement centres
- licensee retail store subject to the provisions of the Liquor Control and Licensing Act and Regulations
- new automotive parts and accessory stores
- personal service use
- public transportation depots
- refund container return centre up to a maximum size of 280m<sup>2</sup> (3,000 ft<sup>2</sup>)
- restaurants
- sale of seasonal agricultural products
- servicing of household appliances and goods
- service stations
- taxi dispatch and pickup and delivery offices
- vehicle servicing and vehicle repairshops
- veterinary clinics
- video sales and rental stores
- wholesale distribution uses

### Lot Coverage

Buildings and structures shall not cover more than 40% of the lot area.

## POTENTIAL TO REZONE TO INDUSTRIAL

Potential to rezone the property to Industrial. Adjacent neighbour is currently in application to rezone to a Service Industrial Zone M-1B.





604.728.2845  
sales@fraserelliott.com

FRASER · ELLIOTT  
COMMERCIAL



604.728.2845  
sales@fraserelliott.com

FRASER · ELLIOTT  
COMMERCIAL



604.728.2845

[sales@fraserelliott.com](mailto:sales@fraserelliott.com)

© 2023 The Firm Real Estate Services Ltd. All rights reserved.  
E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by The Firm Real Estate Services Ltd. and/or; Fraser Elliott Real Estate Group.

FRASER · ELLIOTT  
COMMERCIAL