

**For Sale**

**260 Street** Aldergrove, BC

**10 Acre Future Industrial Development Site**

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Subject



Fraser Hwy

Twilight Drive-In  
Theatre

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260 St

Fraser Hwy

262 St



Considered by Metro-Vancouver in the Regional Growth Strategy and supported in the Township of Langley's Official Community Plan, the Subject Property's future is destined to be developed as an Industrial site. As "Non-Farm" use has been present on the land, it is inevitable that an Agricultural use will not be realized on the Subject Property. The neighboring properties are all "Non-Farm" uses which lends the entire area to follow the "Land Use Concept" outlined in the Official Community Plan.

Address	Lot 8, 260th Street, Aldergrove BC
Legal Address	Lot 8 Section 25 Township 10 New Westminster District Plan 1550
Location	Langley, BC
Site Area	9.88 Acres
Zoning	RU-3- Rural
Property Tax (2021):	\$4,942.86
Improvements	Raw Land
Site Services:	All site services are at Lot line including the Water Main, Sewer Main, Drainage Main and Hydro.
Asking Price	Contact Listing Agent





Nearby Retail



Nearby Industrial



Nearby Retail

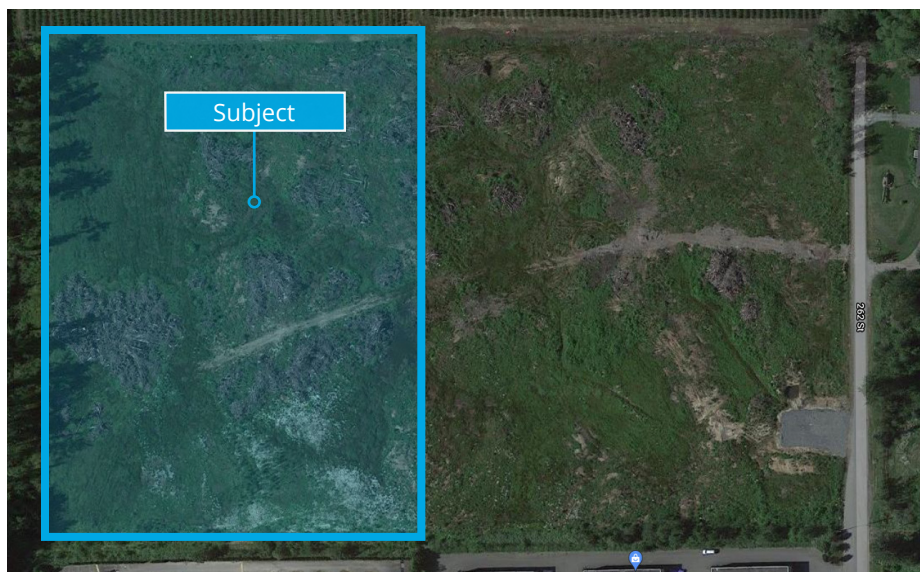
## Location

The Subject Property is in the Community of Aldergrove in the Township of Langley, B.C. It is situated at the end of 260th Street and one block north of the Fraser Highway. In addition, as the Township's southern boundary is the United States Border, the Subject Property is well positioned to utilize these strategic transportation corridors. Aldergrove is a mix of Rural, Residential, and business uses on the Township of Langley's eastern border. Gloucester Industrial Park, retail shops and parkland are core to the identity of Aldergrove.

## Zoning and Redevelopment

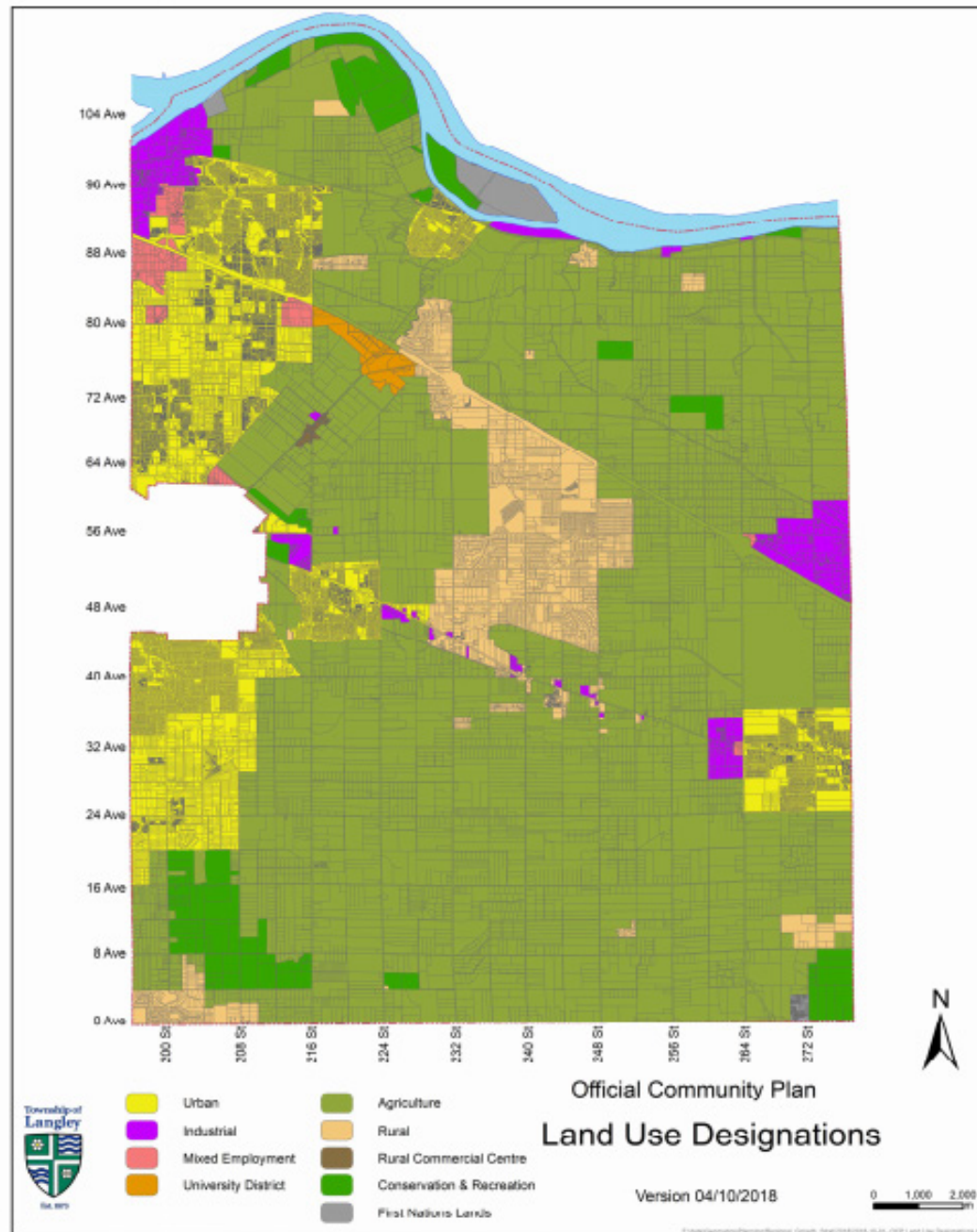
The Subject Property is currently zoned RU-3 - Rural. Notwithstanding this zoning, no Farm use has happened on this land. The neighborhood is supported by business's which are all "Industrial" or "Light" Industrial uses. "Non-Farm" use is the identity of this area.

Considered by Metro Vancouver and supported by the Township of Langley, an exclusion from the Agricultural Land Reserve is likely and this will be relative to timing dependent on Government policy.



# Property Overview

Map 1 - Land Use





260 Street, Aldergrove, BC

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