

# FOR SALE

FREESTANDING INDUSTRIAL BUILDINGS

3078 & 3084 275 Street  
Langley, BC



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## PROPERTY HIGHLIGHTS:

- Two neighbouring freestanding industrial buildings
- Warehouse space with grade loading
- Professionally finished office space
- Residential suite potential

*For more information*  
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## OPPORTUNITY

The subject properties are two neighbouring freestanding industrial buildings, available for purchase separately or together. Both buildings are two storeys and offer 1,200 to 3,700 square feet of warehouse space with grade loading, in addition to 2,320 to 4,720 square feet of improved office space. Located in Aldergrove, just off Fraser Highway, the properties boast exposure and convenient access to Highway 1 as well as a variety of amenities in the surrounding retail centres.

## AVAILABILITY

	3078 275 St	3084 275 St	Combined
Land size	0.15 acres	0.15 acres	0.30 acres
Warehouse	1,200 sf	2,500 sf	3,700 sf
Grade doors	1	2	3
1 <sup>st</sup> floor office	1,200 sf	0	1,200 sf
2 <sup>nd</sup> floor office	1,200 sf	2,320 sf	3,520 sf
Total	3,600 sf	4,820 sf	8,420 sf

## ZONING

The properties are zoned C-3 - Service Commercial which permits a variety of service oriented commercial and industrial uses as well as accessory residential uses.

## ASKING PRICE

3078 275 Street: \$950,000

3084 275 Street: \$1,250,000

## LOCATION

The subject properties are located in Langley's Aldergrove neighbourhood. Located on the Township's eastern border, Aldergrove provides convenient access to the eastern Fraser Valley including Abbotsford's International Airport. The Aldergrove border crossing is located 14 minutes to the north and Highway 1 is 8 minutes away via 264 Street, providing convenient access across the Lower Mainland.

## LOCATION MAP



FOR MORE INFORMATION CALL 604.583.2500

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## 3078 275 ST. PROPERTY FEATURES

Floor plans available upon request

- 1,200 sf warehouse with grade loading
- 1,200 sf of ground floor office
  - 3 private offices
  - 1 boardroom
  - 1 executive office/shared office
  - Kitchenette
  - Washroom
- 1,200 sf of second floor office
  - Open work space
  - 1 private office
  - 1 executive office/boardroom
- Paved outside storage/yard at rear

## 3084 275 ST. PROPERTY FEATURES

Floor plans available upon request

- Two 1,250 sf warehouses with grade loading
- 2,320 sf second floor improved office space
  - 1,200 sf is improved as a residential suite (currently used as office space)
  - Open work space
  - 5 private offices (3 in residential suite)
  - 1 shared office/boardroom with patio (part of residential suite)
  - Full kitchen (part of residential suite)
  - Full bathroom (part of residential suite)

## 3078 275 ST. PHOTOS



## 3084 275 ST. PHOTOS



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