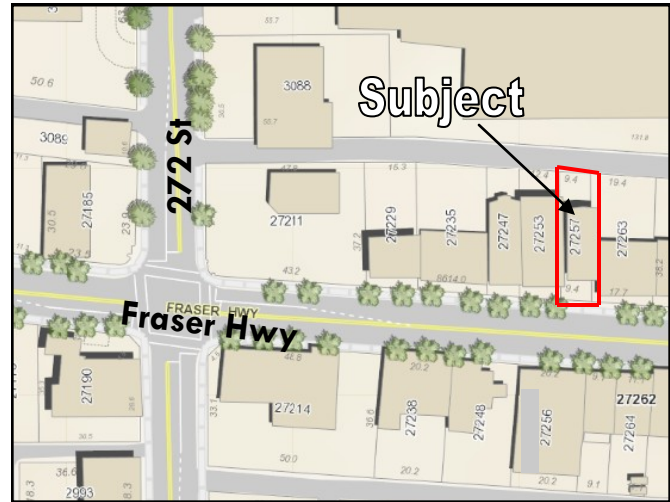




# 2-Storeys Mixed Use Freestanding Income Building in Aldergrove NCP For Sale

27257 Fraser Hwy. Langley



**Investor Attention!** Prime fully leased commercial/residential mixed use building located in the center of Aldergrove NCP. The property is along Fraser Hwy and close to the intersection with 272 St. Convenient location with great traffic exposure. The 2-storey building is approx. 3877 Sq. Ft. Ground floor commercial unit just signed new lease agreement in Aug 2016, lease term is 5 years plus 5 years renew option. And second floor has three 2-bedrooms residential units all rented out to good month-to-month tenants. Total net rental per year is approx. \$40,000. The property also in the core area of Aldergrove NCP where designated for 5-storeys mixed use property with FSR equals to 2. Excellent holding property for Future Development. **Call now!**

### Property Information

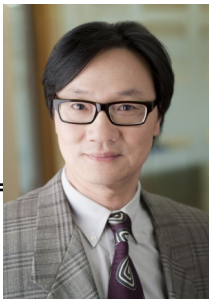
Address: 27257 Fraser Hwy Langley  
 Legal: LD 36 SEC 20 TWP 13 PCL 3 REF PL12430 OF  
 LOT B BLK 1 PL 6587 & OF LOT 2 PL 11049.  
 P.I.D.: 000-897-531  
 Zoning: C-2 MIN 930M - COMMERCIAL  
 Lot Size: 3,877 Sq. Ft. (30 X 125 FT approx.)

### Government Assessment

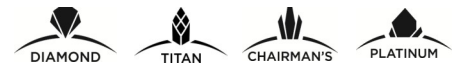
Land	\$116,200
Improvement	\$592,000
Total	\$708,200
Tax:	\$7,531.24

### Building Information

Building Size	3877 Sq. Ft.
Construction	Wood-Frame
Year Built	1951
Parking	5 stalls at rear
Roof	Brand New in 2016



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**Raymond Leung 梁國權**

**604-644-6482**

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
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- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Over 25 Years Real Estate Experience 超過25年房地產經驗
- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
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Tel: 604-263-2823 Fax: 604-263-1057 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

# Surrounded Amenities

27257 Fraser Hwy. Langley



- |                                    |  |                                   |
|------------------------------------|--|-----------------------------------|
| High Density Mixed Use (3.0 FSR)   | High Density Residential (2.5 FSR)       | Low Density Residential (1.1 FSR) |
| Medium Density Mixed Use (2.0 FSR) | Medium Density Residential (2.0 FSR)     | Parks, Recreation and Greenspace  |
| Service Commercial (0.5 FSR)       | Low-Medium Density Residential (1.5 FSR) | Civic/Recreational                |



# Property Photos

27257 Fraser Hwy. Langley





# Property Photos

27257 Fraser Hwy. Langley

