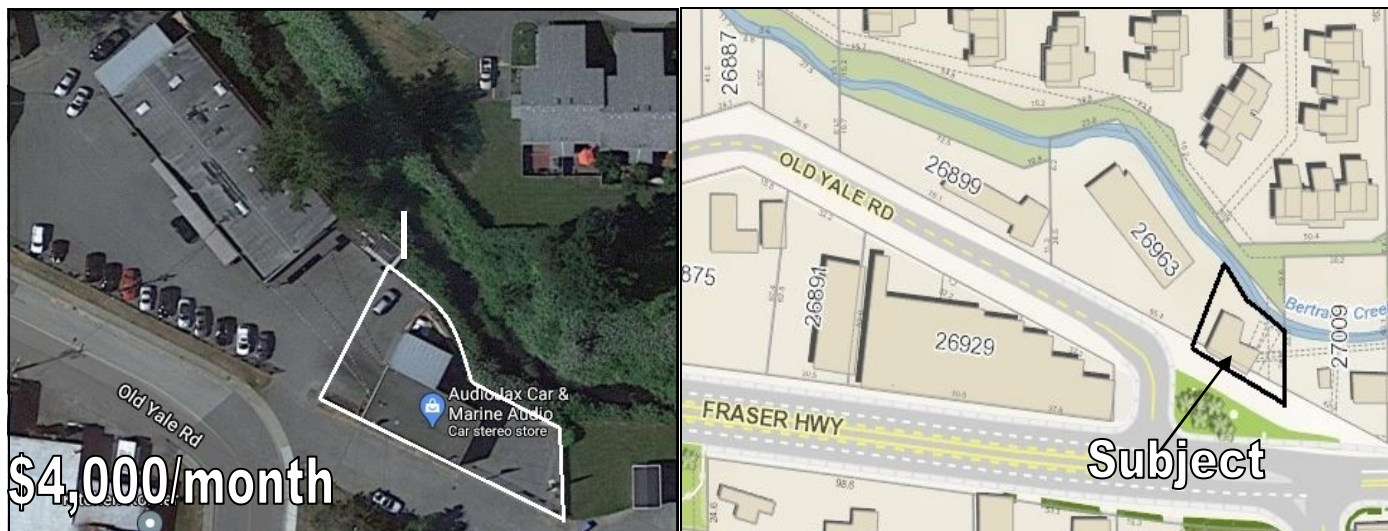


**Free Standing Building
For Lease**

26963 Old Yale Rd, Aldergrove



Must See! 2,157 SF drive through auto space free-standing building. Located in 26963 Old Yale Rd, Aldergrove (Langley). New business owner can leased the space at \$4000 gross rent per month. Auto repair shops and machinery car wash stores, under C-3 zoning, land use area over than 10,000 SF, the new business owner can benefit from this. **Call Now for more information!**

Property Information

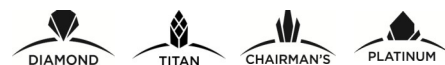
Address: 26899 & 26963 Old Yale Rd, Aldergrove
 PID: 000-522-171 & 008-580-685
 Zoning: C3

Gross Rent

\$4000/month for car wash building



Award Winning Services!



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

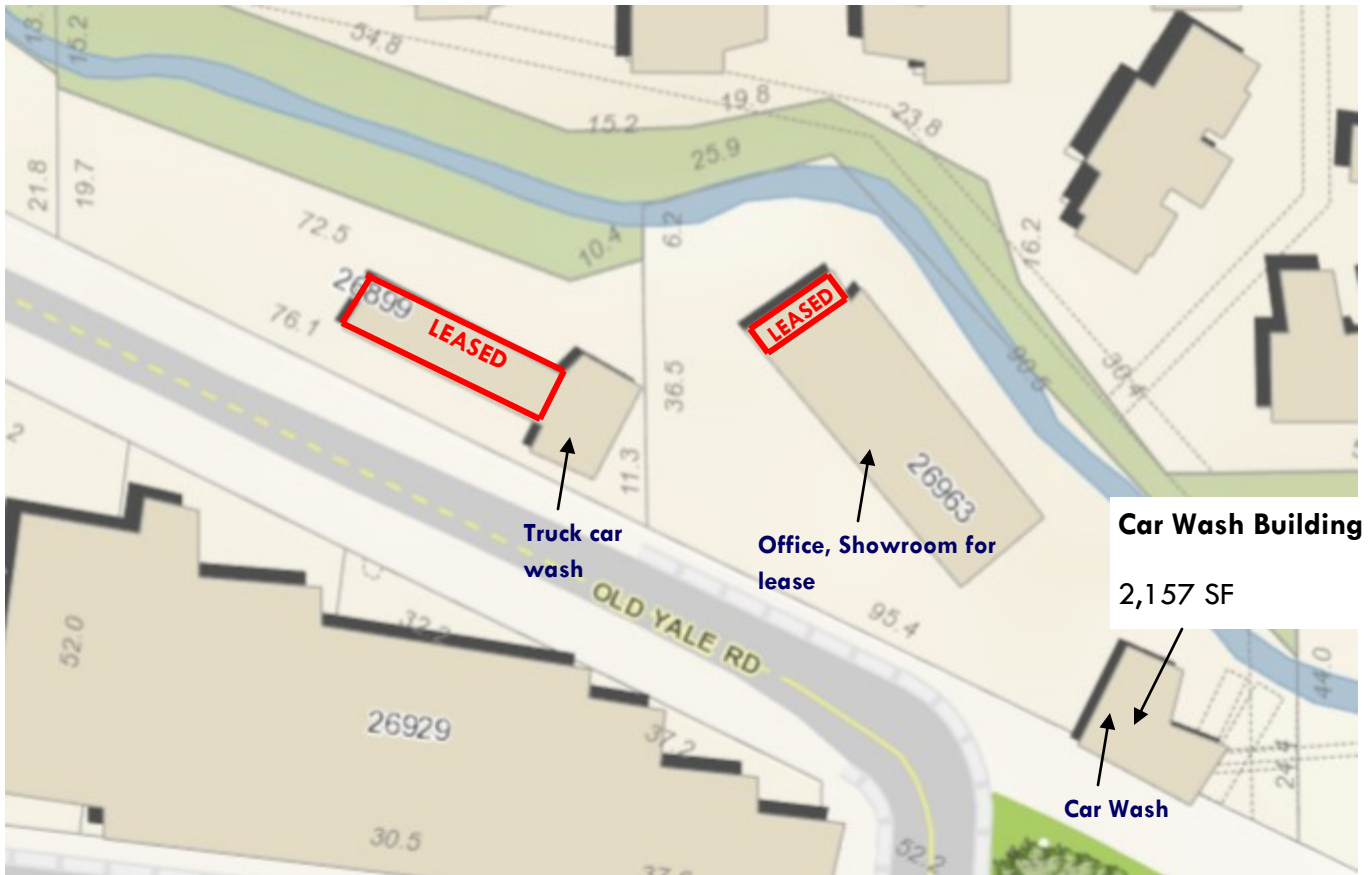
- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 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.



LEASED

LEASED

Truck car wash

Office, Showroom for lease

Car Wash Building
2,157 SF

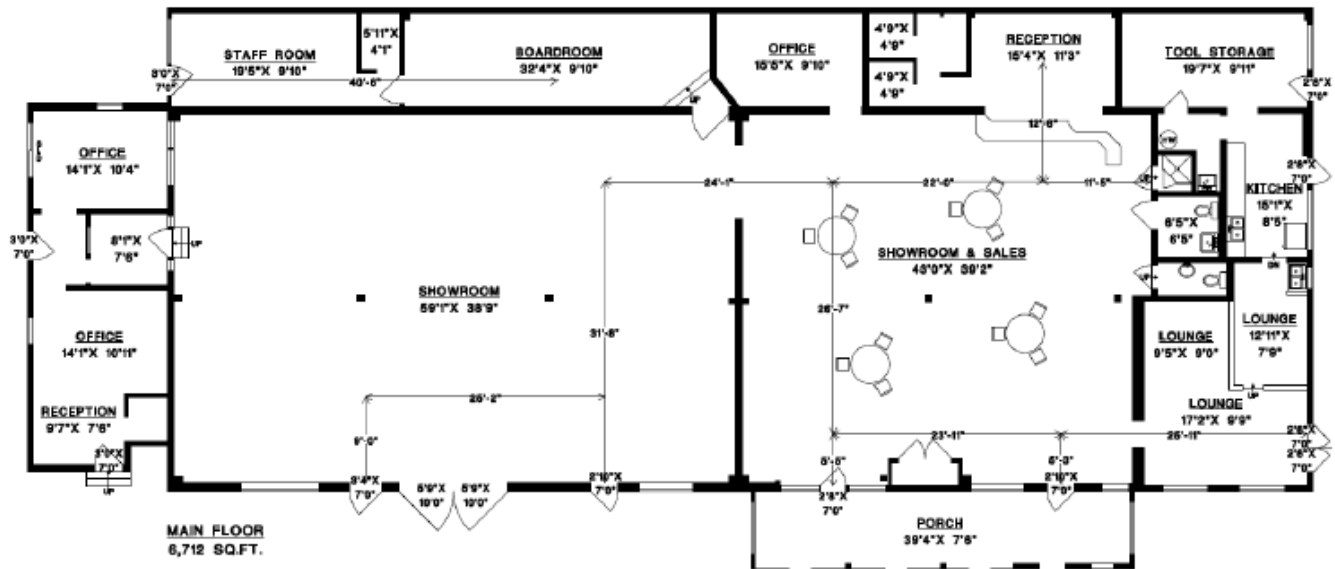
Car Wash

OLD YALE RD

FLOOR PLAN (1) - 26963 OLD YALE RD

Dealership Building

The exterior features painted wood sidings and single pane glazing on wood studs. Roof is flat, assumed to consist of joists and deck with tar and gravel. Foundation consists of reinforced concrete perimeter. There is a covered outdoor patio along the eastern elevation of the building.



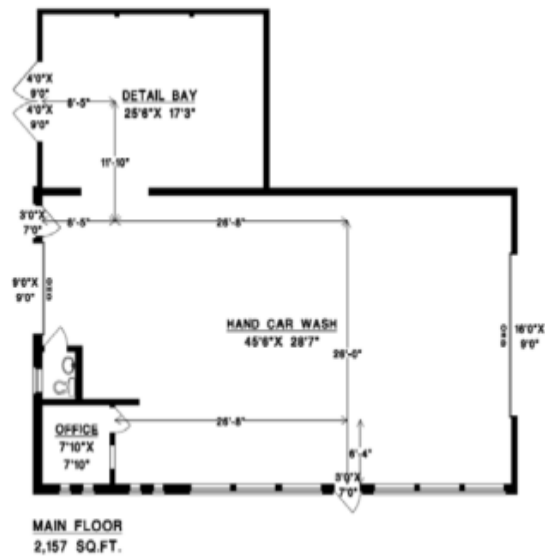
The interior is demised into two car showrooms with the main reception, a sales office and two 2-pc washrooms, the office portion with two private offices and reception area, a restaurant with fully equipped commercial kitchen, storage area and a 3-pc washroom, plus there is a boardroom and a staff room.

The interior has been finished with good quality material, consisting of mix of wood, corrugated metal and brick veneer surfaces. Flooring consists of stone, wood and vinyl. The building has 400 amp, three phase service and is heated by suspended gas fire heaters and electric baseboards.

FLOOR PLAN (2) - 26963 OLD YALE RD

Auto Spa Building

This is a drive through building with the painted wood sidings and single pane glazing on wood studs exterior. Roof is flat, assumed to consist of joists and deck with tar and gravel. Foundation consists of reinforced concrete perimeter.



Floor Plan of Dealership Building

The interior is demised into a car wash bay with a small office area and a detail bay. The interior walls consist of wood and corrugated metal. Ceilings are painted panels and painted plywood. The building has 100 amp electrical service and is heated by suspended gas fire heaters.

FLOOR PLAN (3) - 26899 OLD YALE RD

Auto Service Building

The exterior features painted wood sidings. Roof is flat, assumed to consist of joists and deck with tar and gravel. Foundation consists of reinforced concrete perimeter. The building features single pane fenestration in wood frames and is accessible via a single glass door. There is also a wood ramp in front of the office section for wheelchair access. The building is serviced by 3 OH drive in doors.

The interior is demised into a 26' x 33' truck wash bay with 14' ceiling height, a 20' x 20' office area with 8' ceiling height, demised into 2 private offices and a 2-pc washroom, a 20' x 76' shop with 12' ceiling height divided into 3 bays, plus a 4' x 25' extension for storage.

The interior walls consist of drywall and corrugated metal. Floors are vinyl and painted concrete. The building is heated by suspended gas fire heaters and electric baseboards.







603 **SERVICE COMMERCIAL ZONE C-3**

Uses Permitted

- #2608 603.1 In the C-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:
04/07/88
#2663
09/01/89
#2760
11/09/89
#3782
27/07/98
#3010
15/04/91
#3317
13/12/93
#3468
05/06/95
#3782
27/07/98
#5109
14/09/15
- 1) *accessory buildings* and uses
 - 2) *assembly uses*
 - 3) bakeries
 - 4) commercial recreation, instruction and entertainment *uses*, excluding *arcades*, *pool halls* and *casino halls*
 - 5) computer and computer accessory stores
 - 6) *convenience stores* limited to a maximum *gross floor area* of 450 m²
 - 7) dry cleaners
 - 8) feed, fertilizer and pet supply sales
 - 9) *funeral homes* excluding crematoria and accessory crematoria
 - 10) furniture stores and appliance stores
 - 11) *gas bars*
 - 12) *highway commercial uses* (See Section 102 Definitions)
 - 13) *home improvement centres*
 - 14) new automotive parts and accessory stores
 - 15) *personal service use*
 - 16) public transportation depots
 - 17) *refund container return centre* up to a maximum size of 280 m² (3,000 ft²)
 - 18) *residential uses* accessory to *commercial uses* and subject to Section 603.3
 - 19) *restaurants*
 - 20) sale of seasonal *agricultural* products
 - 21) servicing of household appliances and goods
 - 22) *service stations*
 - 23) taxi dispatch and pickup and delivery offices
 - 24) *vehicle servicing* and *vehicle repair shops*
 - 25) veterinary clinics
 - 26) video sales and rental stores
 - 27) wholesale distribution uses

Commercial Uses

- #2587 603.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading, display, commercial recreation, eating areas and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

- #3088 603.3 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by
06/01/92 the owner, manager or caretaker and immediate *family*.

Lot Coverage

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

Siting of Buildings and Structures

- #2501 603.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure*
27/07/87 shall be sited less than:
#3010
15/04/91 a) 4.5 metres from a *front lot line*;
#3782 b) 3.0 metres from a *rear lot line*;
27/07/98 c) 4.5 metres where the *side lot line* abuts a *flanking street*;
d) 9.0 metres from any *lot line* abutting an SR, R, MH-1 or RM zone;
e) 0 metres from any *side lot line*.

Height of Buildings and Structures

- #3782 603.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not
27/07/98 12 metres.

Parking and Loading

- 603.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 603.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 603.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.