

**27538 31 AVENUE &
275A STREET**
ALDERGROVE • LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL BUILDING **FOR SALE OR LEASE**

3,195 SF Freestanding Facility on 13,523 SF Lot
Service Commercial Opportunity in the Heart of Aldergrove

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Location

Lee & Associates is pleased to present the opportunity to acquire or lease two contiguous C-3 Service Commercial parcels in the Aldergrove Commercial area of Langley.

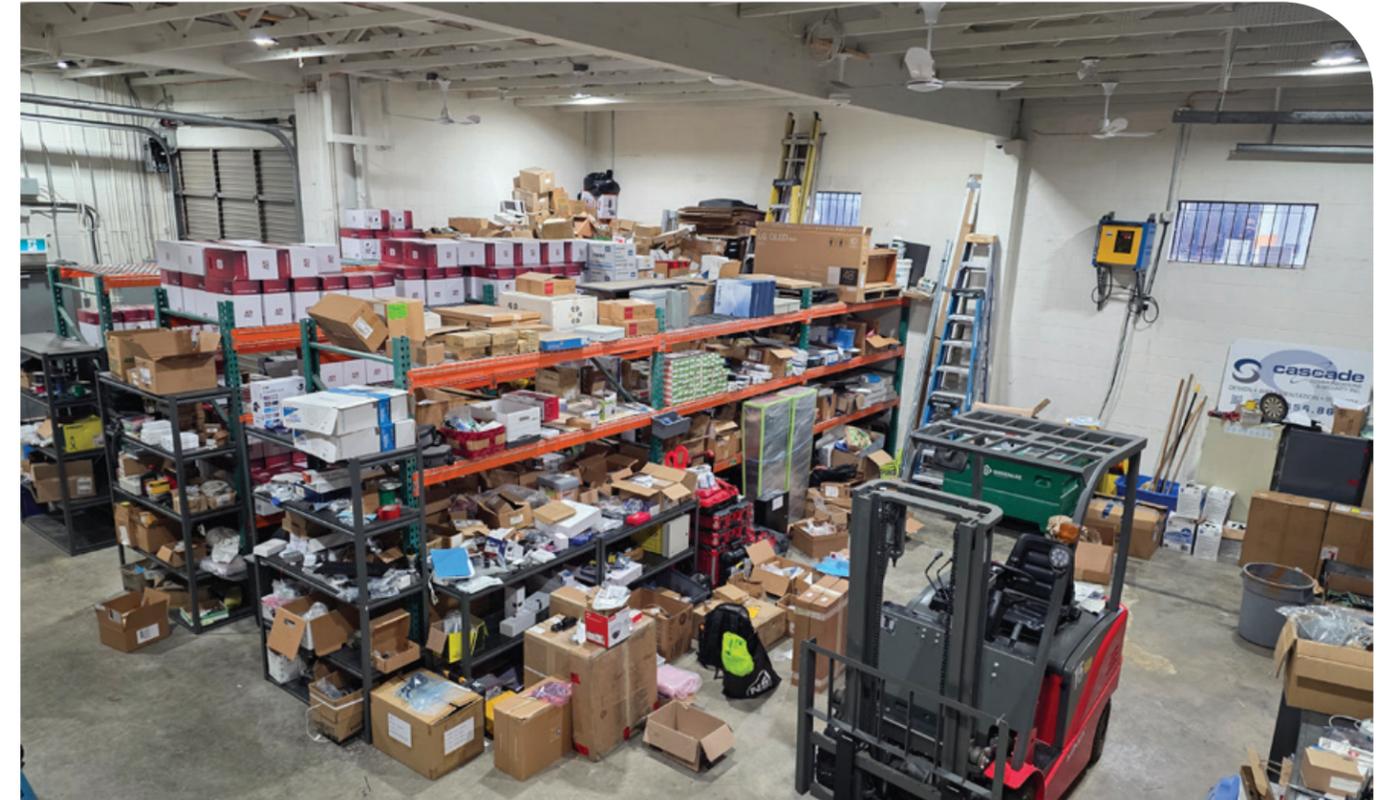
The offering includes a 3,195 SF improved commercial building and an adjacent 6,414 SF vacant parcel, providing flexible options for owner-users, service commercial operators, or investors seeking additional yard area and long-term upside.

Property Features

- » Two (2) grade loading doors (10' x 12')
- » Concrete block construction
- » Clear ceiling heights ranging from approximately 13.37' to 14.56'
- » Wood truss roof structure
- » Forced air heating (2 units)
- » LED lighting throughout
- » Security camera system
- » No sprinkler system
- » Wood mezzanine
- » Four 2-piece washroom
- » Four private offices
- » Two kitchenette / lunchroom areas
- » Baseboard heating plus full HVAC

Zoning

C-3 - Service Commercial Zone ([click to view bylaw](#))



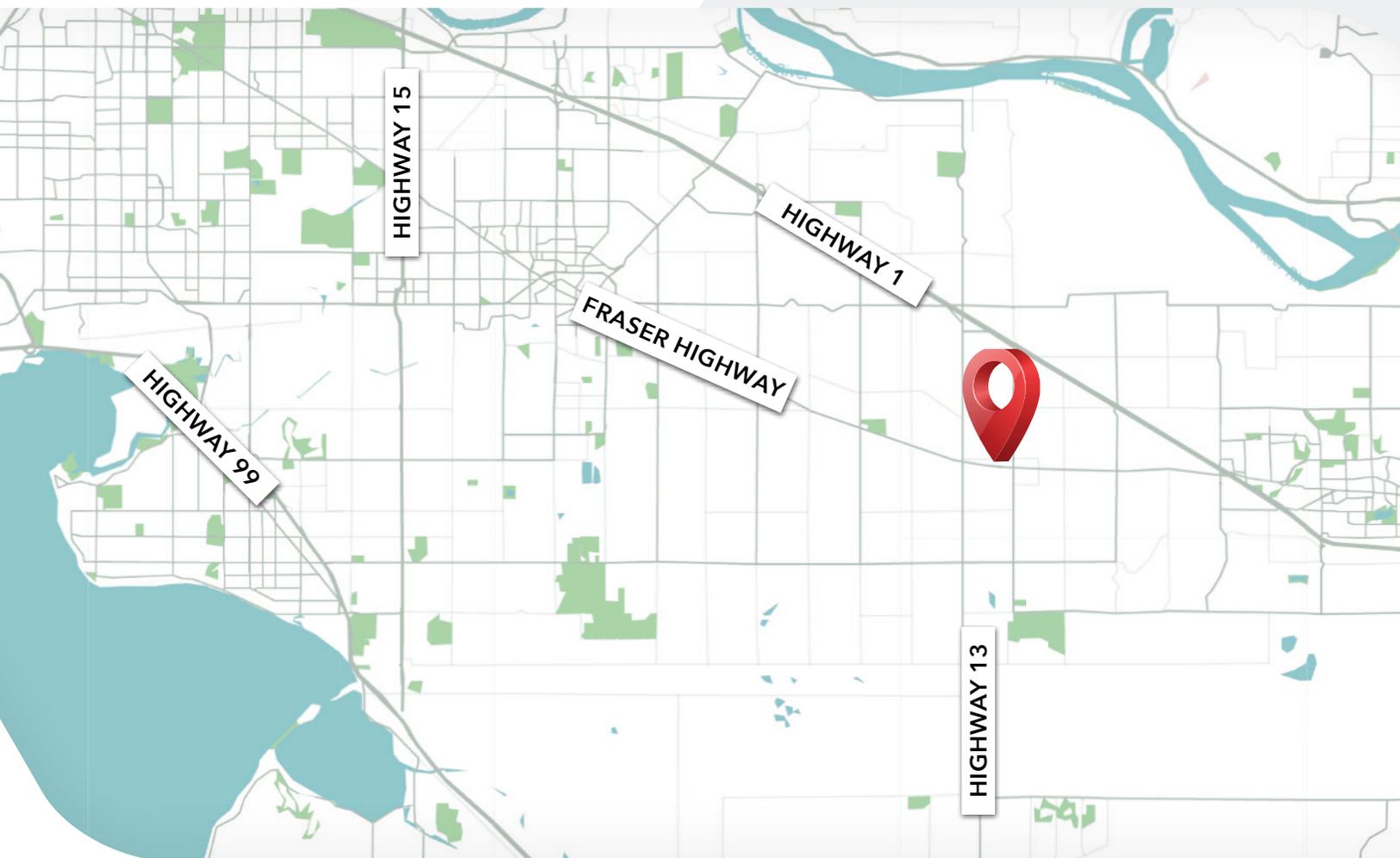
	Parcel 1 - Improved Property	Parcel 2 - Vacant Excess Land
Civic Address	27538 31 Avenue, Langley BC	275A Street, Langley BC
PID	002-208-555	005-068-797
Legal Description	Lot 207 Section 20 Township 13 NWP52827	Lot 208 Section 20 Township 13 NWP52827
Lot Size	7,109.34 SF	6,413.96 SF
Building Area	Warehouse Area ±1,772 SF Wood Mezzanine ±216 SF Second Floor Office ±293 SF Main Floor Office ±914 SF <hr/> Total 3,195 SF	
2025 Property Taxes	\$18,452.99	\$5,581.39
Basic Rent	Contact Broker	
Additional Rent*	\$3,636.52 per month	
Asking Price	Contact Broker	

* Additional rent to include property taxes and operating costs. Full breakdown available upon request.



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Drive Times



Fraser Highway
2 min | 250 m



Abbotsford Intl. Airport
13 min | 10.5 km



Trans-Canada Highway
6 min | 4.0 km



Highway 13
6 min | 2.9 km



Sumas Border Crossing
31 min | 21.8 km



Aldergrove Border Crossing
16 min | 9.4 km



Mission
28 min | 22.9 km



Highway 7
31 min | 26.7 km



Deltaport
59 min | 66.4 km

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