

FOR SALE



27239 Fraser Highway

604-817-7338

info@donmunrorealestate.com

www.donmunrorealestate.com

DM Don Munro Personal
Real Estate Corporation





Legal: Lot 2 Except: Part Included in (Reference Plan 12430);
Section 20, Township 13, NWD Plan 11049

PID: 000-902-080

Taxes: \$13,153.65 (2023)

Lot Size: 7,405 Sq. Ft. / 0.17 Acres

Zoning: C-2 (Community Commercial Conforming)

Price: *Contact Listing Agent*

Frontage: +/-58.07' Along Fraser Highway

Back Frontage: +/-63.65' Along Back Lane

OCP: URBAN

NCP: Medium Density Mixed
Use(2.0FSR)

MAIN FLOOR:

The main floor of the building is divided into two commercial retail units. The commercial retail unit 1 is situated on the west side of the main floor and is approximately 1,440 square feet in size. It is improved as a sushi restaurant with a commercial kitchen, small reception area, two washrooms, and a large dining area. The interior consists of vinyl plank flooring, painted gypsum board walls, and acoustic ceiling with recessed fluorescent lighting. The commercial retail unit 2 is approximately 1,260 square feet in area and is situated on the east side of the main floor. This unit is improved as a pharmacy with a small clinic and one two-piece washroom. The interior is improved with vinyl plank flooring, painted gypsum board walls, and acoustic ceiling with recessed fluorescent lighting. These units are serviced by one rooftop HVAC unit and have clear ceiling height of nine feet.

SECOND FLOOR:

The second floor is improved with four residential suites, one common laundry room, and one janitor's closet. The suites consist of one studio suite, two one-bedroom suites, and one two-bedroom suite. The interiors are improved with laminate flooring, painted gypsum board walls, and painted gypsum board ceilings. Each suite consists of one kitchen, one hot water tank, and one three-piece washroom. Heating is provided by baseboard heaters.

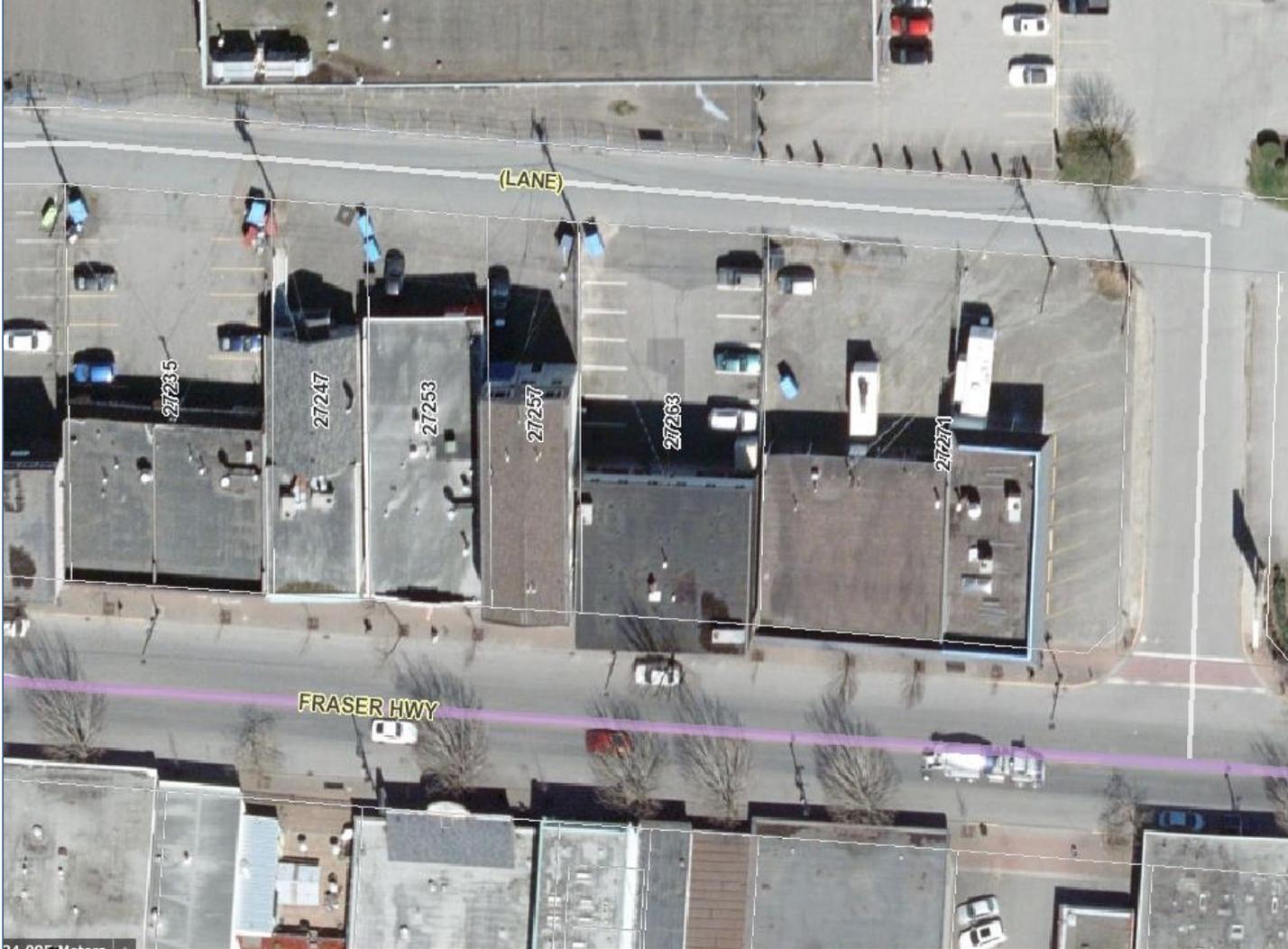


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About Aldergrove:

Aldergrove is a community in the Township of Langley within British Columbia, Canada, approximately 59 km (37 mi) east of Vancouver. The community is urban in nature and, although not incorporated as a town, is often referred to as one. Aldergrove is located at the southeastern edge of both the Township of Langley and the Greater Vancouver metropolitan area, near the western edge of the Abbotsford metropolitan area. It is home to the Lynden-Aldergrove Border Crossing one of the Lower Mainland's five land border crossings, connecting it with Lynden, Washington. This is a predominantly agricultural area, with crops in the Agricultural Land Reserve area. Aldergrove was split up into two population centers, the main part in the Township of Langley and the other part in the City of Abbotsford as "Aldergrove East." Aldergrove has a population of 15,498 people.



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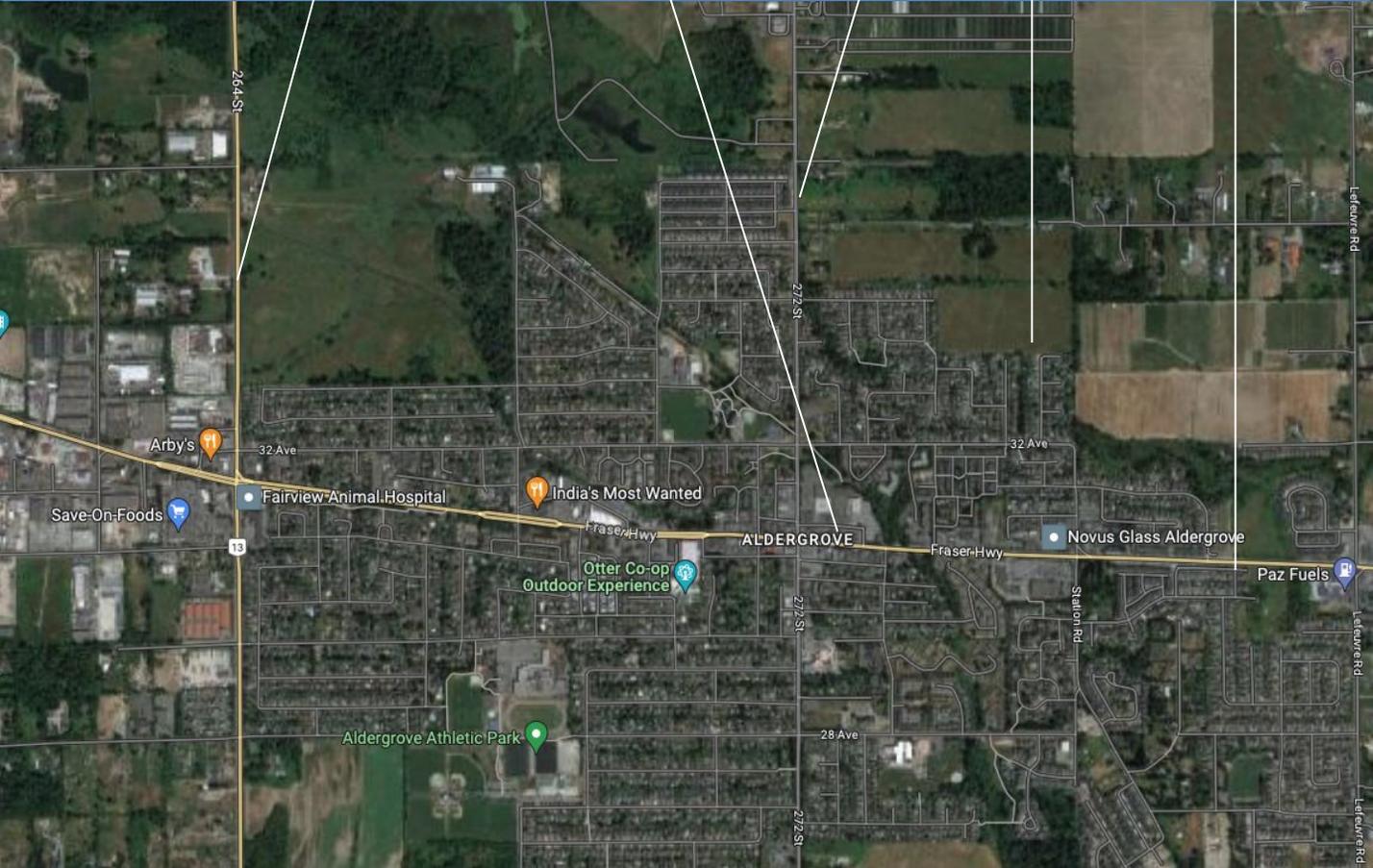
264th Street

Subject Property

272nd Street

Langley Hospital

Fraser Highway



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