

FOR SALE

Mixed-use Owner-user or Value-add Investor Opportunity

3083 276th Street, Langley Township, BC



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*Personal Real Estate Corporation

LUK

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LOCATION

Positioned in one of Langley Township's most accessible and fast-growing commercial corridors, 3083 276th Street offers a rare opportunity for investors and owner-occupiers alike. Located just off Fraser Highway and minutes from Highway 1, the property boasts exceptional access to key regional transportation routes, including the U.S. border via Highway 13.

The site benefits from high-exposure frontage along 276th Street, with strong visibility and traffic counts ideal for a wide range of commercial businesses. Surrounded by an evolving mix of retail, light industrial, and residential developments, the area continues to see rising demand and growth.

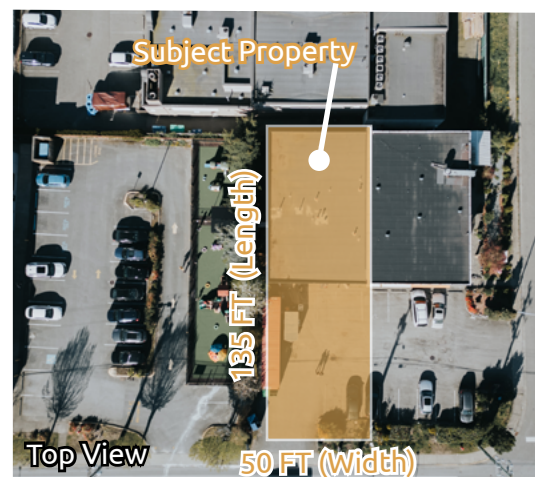
OPPORTUNITY

We are pleased to present the opportunity to acquire a boutique mixed-use building strategically located within Aldergrove's commercial core. This property contains 2 residential units (2 two-bedrooms) and 2 retail units.

The property is perfect for investors seeking a value-add investment within a growing neighbourhood or owner-users seeking to occupy a property with excellent accessibility to Fraser Highway and many well-known retailers like Starbucks, Subway, FreshCo, and OK Tire. The property's central location and favourable C-3 zoning are suitable for many retail, service, and professional business uses.

SALIENT FACTS

Civic Address:	3083 276th Street, Langley Township, BC
	PID: 005-067-685
Legal Description:	LOT 218 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 52827
Location:	Situated mid-block along 276th Street between Fraser Highway and 31st Avenue.
Property Description:	Improved with a freestanding mixed-use building with 2 two-bedroom residential units and 2 retail units.
Property Exposure:	50 FT (approx.) along 276th Street
Zoning:	C-3 (Service Commercial Zone)
Built Year:	1991
Lot Size (approx.):	6,734 SF
Building Size:	<i>Retail Area (approx.):</i> Unit 1 (1,150 SF), Unit 2 (1,410 SF). Total Combined: 2,560 SF* <i>Total Building Area: 5,120 SF**</i>
Property Taxes (2025):	\$13,720.68
Net Operating Income:	Contact Listing Agents
Asking Price:	\$2,128,000



**Both units are occupied by the same tenant and the demising wall has been removed.*

***The building has not been remeasured. Measurements are to be verified by the Purchaser if deemed necessary.*

PROPERTY PHOTOS

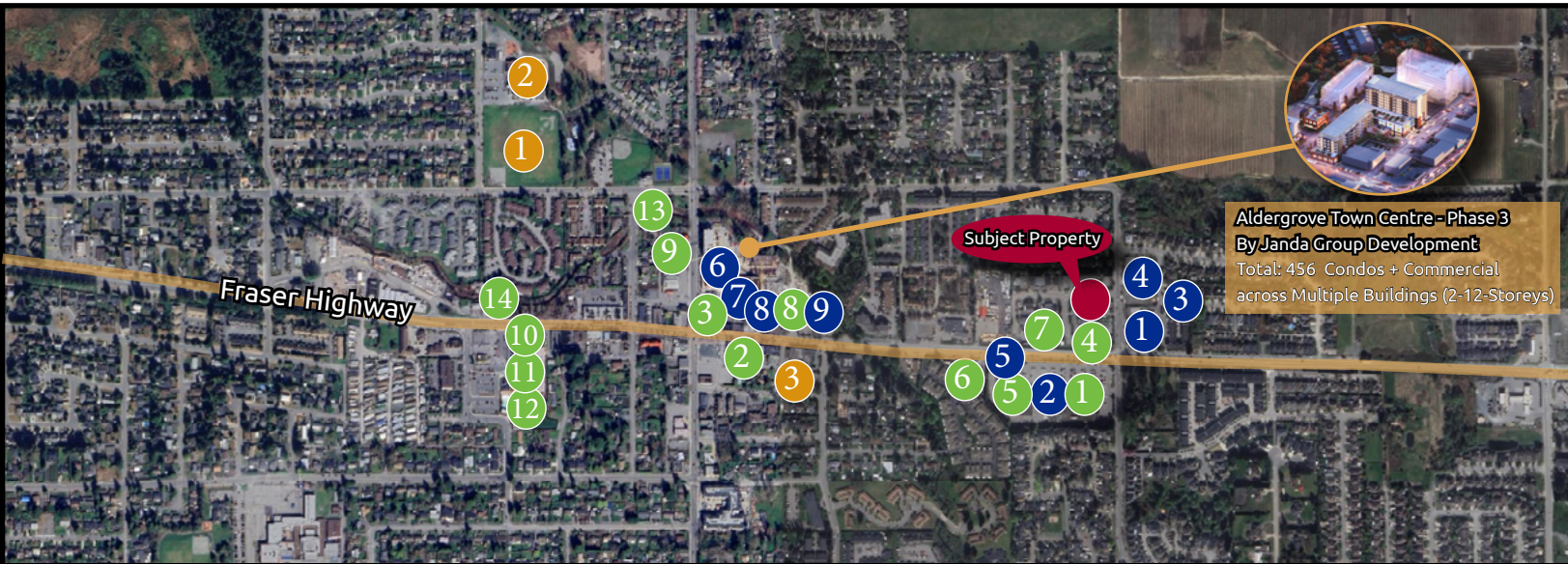
EXTERIOR PROPERTY



INTERIOR RETAIL



NEARBY AMENITIES



RESTAURANTS/CAFES

1. Starbucks
2. Subway
3. Pizza Time
4. Station House Pub and Grill
5. Benkey Sushi
6. Maple Thai Cuisine
7. Aldergrove Indian Bistro
8. Hive Donut Hut
9. Sushinomichi

RETAIL & SERVICES

1. FreshCo 276 Grocery
2. Infinity Cards & Collectibles
3. 7-Eleven
4. Secret Heart Academy (Daycare)
5. HUB International
6. Aldergrove Return-It
7. OK Tire
8. Peoples Pharmacy
9. Aldergrove Physiotherapy & Rehab Centre

10. Aldergrove Community Centre
11. Aldergrove Community Arena
12. Aldergrove Community Pool
13. Aldergrove Heritage Society
14. Aldergrove Smiles (Dentist)

OTHER

1. Philip Jackman Park
2. Parkside Centennial Elementary
3. OAP Hall

SUBJECT PROPERTY

3083 276TH STREET,
LANGLEY TOWNSHIP, BC

DRIVE TIMES

Highway 1: 5 mins

U.S. Border Crossing: 12 mins

Abbotsford International Airport (YXX): 13 mins

City of Langley Downtown: 23 mins

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