

FOR SALE

27133 Fraser Hwy Langley



INVESTMENT PROPERTY



**GAGAN
SOHI**
REAL ESTATE GROUP

**CENTURY 21
COMMERCIAL**
COASTAL REALTY LTD.

#105 - 7928 128 St
Surrey BC V3W 4E8
604-753-1000

PROPERTY DESCRIPTION



CIVIC ADDRESS: 27133 Fraser Hwy, Langley

AREA: Langley Township

ZONING: C-2 (COMMERCIAL)

LAND SIZE: 13,056 sq. ft.

UNITS SIZE: 5,500 sq. ft.

PRICE: Contact Listing Agent



OPPORTUNITY

Fully leased, affordable investment in a growing neighbourhood. This freestanding, low-maintenance property has six strong and long-term tenants and is well located within an established commercial area of Langley.

The area is in a gradual state of transition as proposed by the Aldergrove Community Plan, which indicates the community's long-term vision to transform downtown Aldergrove into a compact, mixed-used oriented town centre with introduction of medium and high-density residential developments.



TRANSIT SCORE

37



BIKE SCORE

63



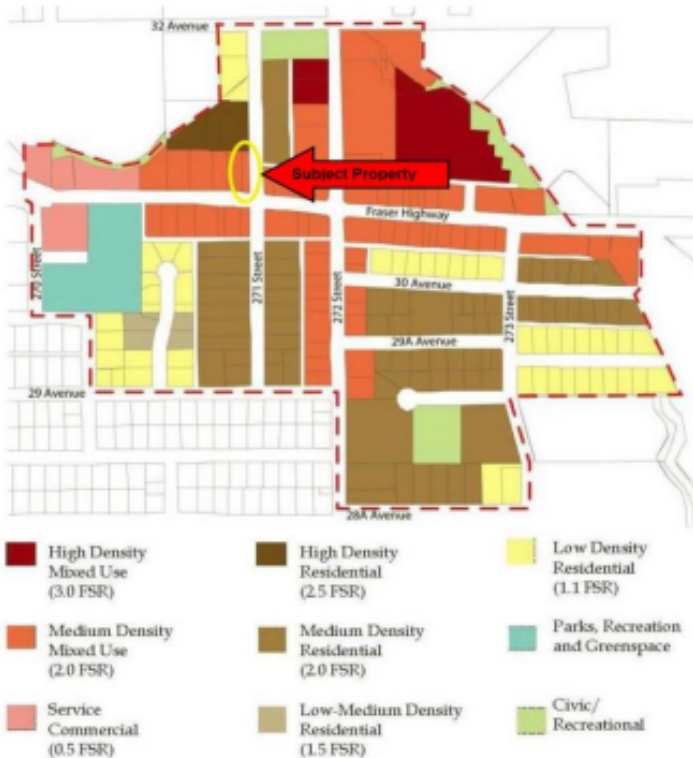
WALK SCORE

68

PROPERTY PICTURES



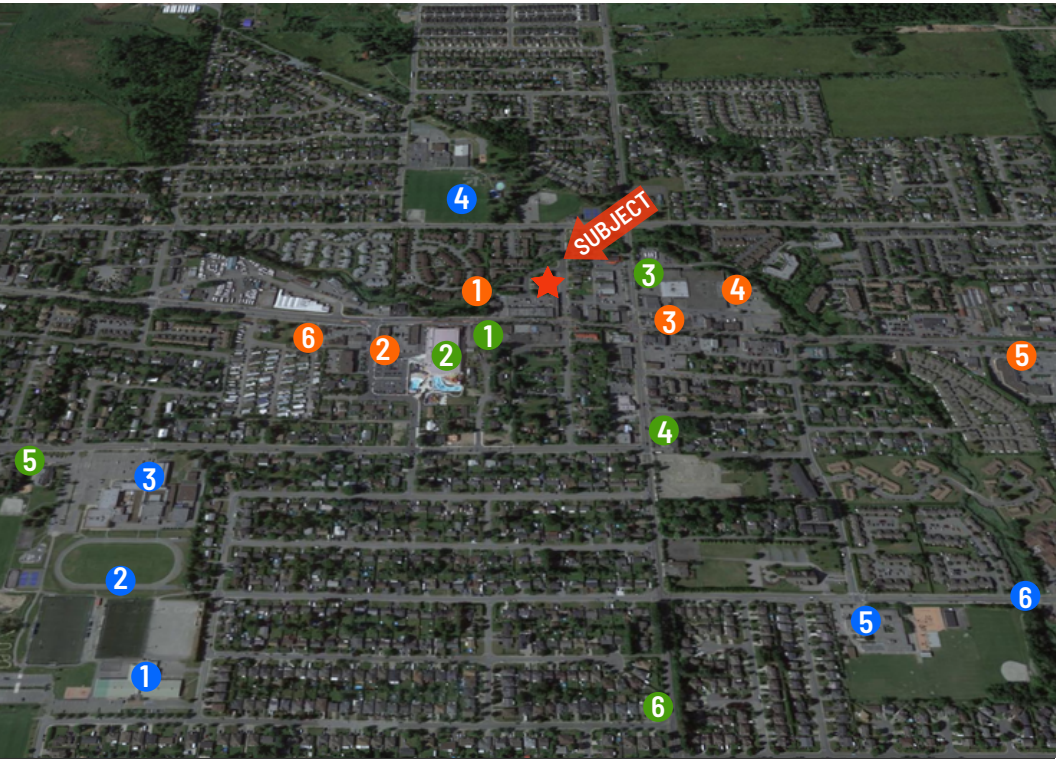
Under the Aldergrove Community Plan, the Property is designated Medium Density Mixed use 2.0 FSR - Floor Area Ratio and the maximum building height is 5 storey.



RENT ROLL



Unit #	Tenant/Business Name	Business Type	Rent Basic & Additional	Total Rent (with GST)
3075	Brick Alley Bistro Limited	Restaurant	2019-2020 \$3300	\$3,400
3077			2020-2021 \$3350	
3079			2021-2022 \$3400 2022-2023 \$3450 2023-2024 \$3500	
3081	Kuts & Kurls	Hair Cutting & Style	2018-2019 \$1113.63 2019-2020 \$1113.63 2020-2021 \$1113.63 2021-2022 \$1113.63 2022-2023 \$1163.63	\$1,221.81
3083	Listed for Rent at \$1400	TBD	\$1,400	\$1,470
3085	AHA Indian Food Paradise	Restaurant	2022 - 2023 \$2850	\$2,992.50
3087			2023 - 2024 \$3000	
3089			2024 - 2025 \$3150	
3091	Top Coat Nails	Nails Salon	2022 - 2023 \$1400 2023 - 2024 \$1450 2024 - 2025 \$1500 2025 - 2026 \$1550 2026 - 2027 \$1600	\$1,128.75
3093			2022 - 2027 \$1075	\$1,128.75
3095	Korean Cuisine	Restaurant	\$1,400	\$1,470



SCHOOLS AND PARKS	FOOD AND SHOPPING	POINTS OF INTEREST
1 Betty Gilbert Middle School	1 Bob's Bar n Grill	1 Alder Alley
2 Aldergrove Athletic Park	2 KFC	2 Otter Co-op Outdoor Experience
3 Aldergrove Community Secondary	3 7-Eleven	3 Aldergrove Physiotherapy
4 Philip Jackman Park	4 Dollarama	4 Canada Post
5 Shortreed Community School	5 FreshCo Aldergrove	5 Aldergrove Library
6 Bertrand Creek Dog Park	6 Dairy Queen Grill & Chill	6 TJ Nails & Spa

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