

FOR SALE

# 27133 Fraser Highway

Langley, BC

Prime Owner User or Investment Property



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# 27133 FRASER HIGHWAY

Langley, BC

## OPPORTUNITY

High-exposure, freestanding building on Fraser Highway offering 5,500 SF of space on a 13,056 SF (0.3-acre) lot with approximately 16 parking stalls. An excellent opportunity for an owner-user or investor seeking a prime Aldergrove location.

## PROPERTY DETAILS

### CIVIC ADDRESSES

27133 Fraser Hwy, Langley

### AREA

Langley Township

### AREA PLAN

Aldergrove Core

### TOTAL SITE AREA

±13,056 SF (0.3 acres)

### GROSS LEASABLE AREA

±5,500 SF

### FSR

2

### PARKING STALLS

16

### ZONING

C-2 (commercial)

### PRICE

Contact Listing Agent



## PROPERTY HIGHLIGHTS

### » Strong Cash Flow

Freestanding, low-maintenance building with five established tenants and one vacant unit for upside potential.

### » High Exposure

Prominent location on Fraser Highway with excellent visibility and strong daily traffic counts, ideal for attracting customers and tenants.

### » Flexible Zoning

C-2 Community Commercial zoning allows a wide range of uses including retail, office and childcare.

### » Future Development Potential

Designated Medium Density Mixed-Use with 2.0 FSR and a building height of 5 storeys – allowing for up to ±26,112 SF of potential buildable area.

# FUTURE LAND USE

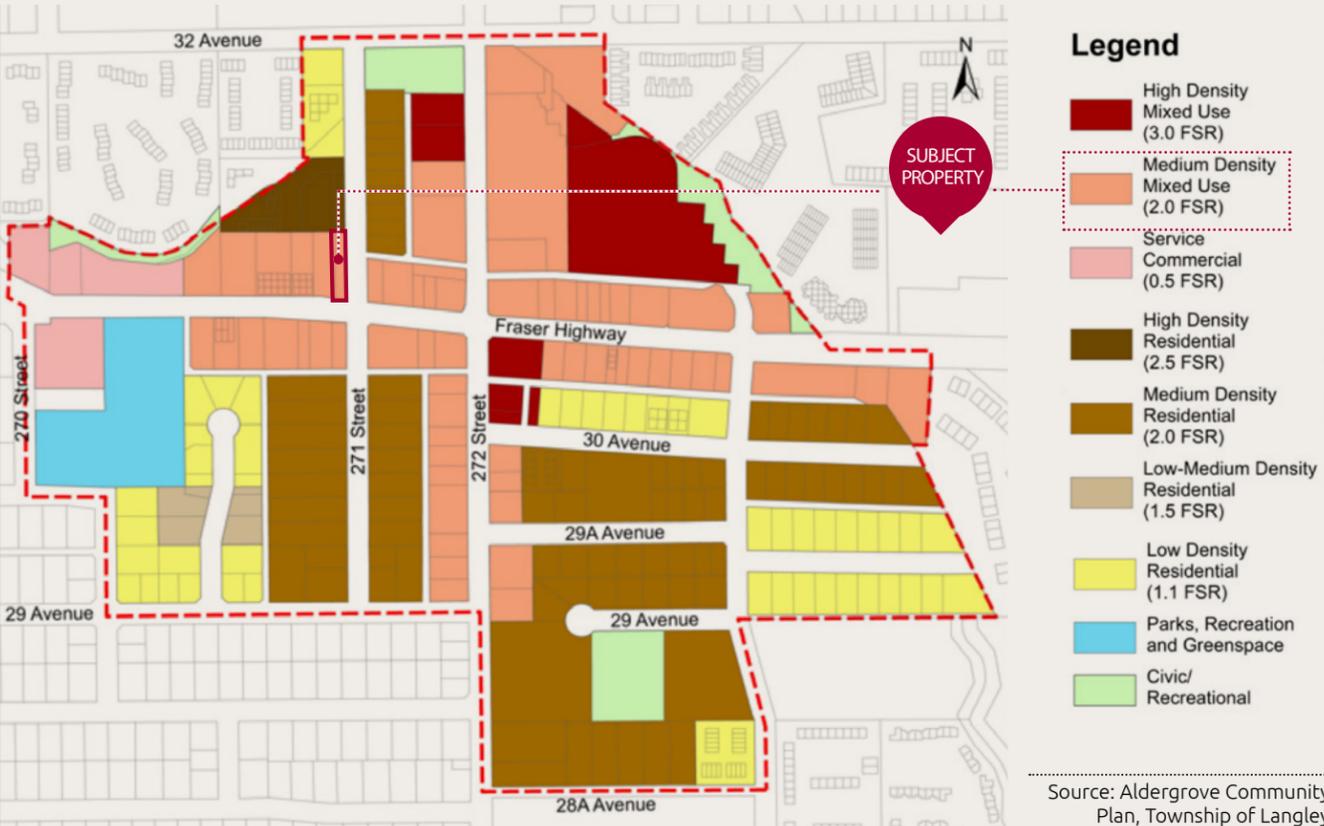
## ALDERGROVE CORE AREA LAND USE PLAN

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.

**LAND USE DESIGNATION**

Designation	Density	Height
<b>Medium Density Mixed Use</b>	<b>2.0 FSR</b>	<b>Up to 5 Storeys (14m)</b>

**Built Form Examples**



# ALDERGROVE



Aldergrove is a growing, dynamic community in the Township of Langley, strategically located along Fraser Highway just minutes from the Abbotsford border and only 59 km east of Vancouver. The area is experiencing steady population and commercial growth, with approximately 13,000 residents and an expanding mix of retail, industrial and residential development.

Though not formally incorporated as a town, Aldergrove has evolved into an urban neighbourhood with its own distinct character and amenities. Aldergrove features schools, parks, a new community centre, and attractions like the Greater Vancouver Zoo. Its prime location provides excellent connectivity to Fraser Highway, Highway 13, and Highway 1, making it a natural hub for businesses looking to serve both the Fraser Valley and Metro Vancouver markets.

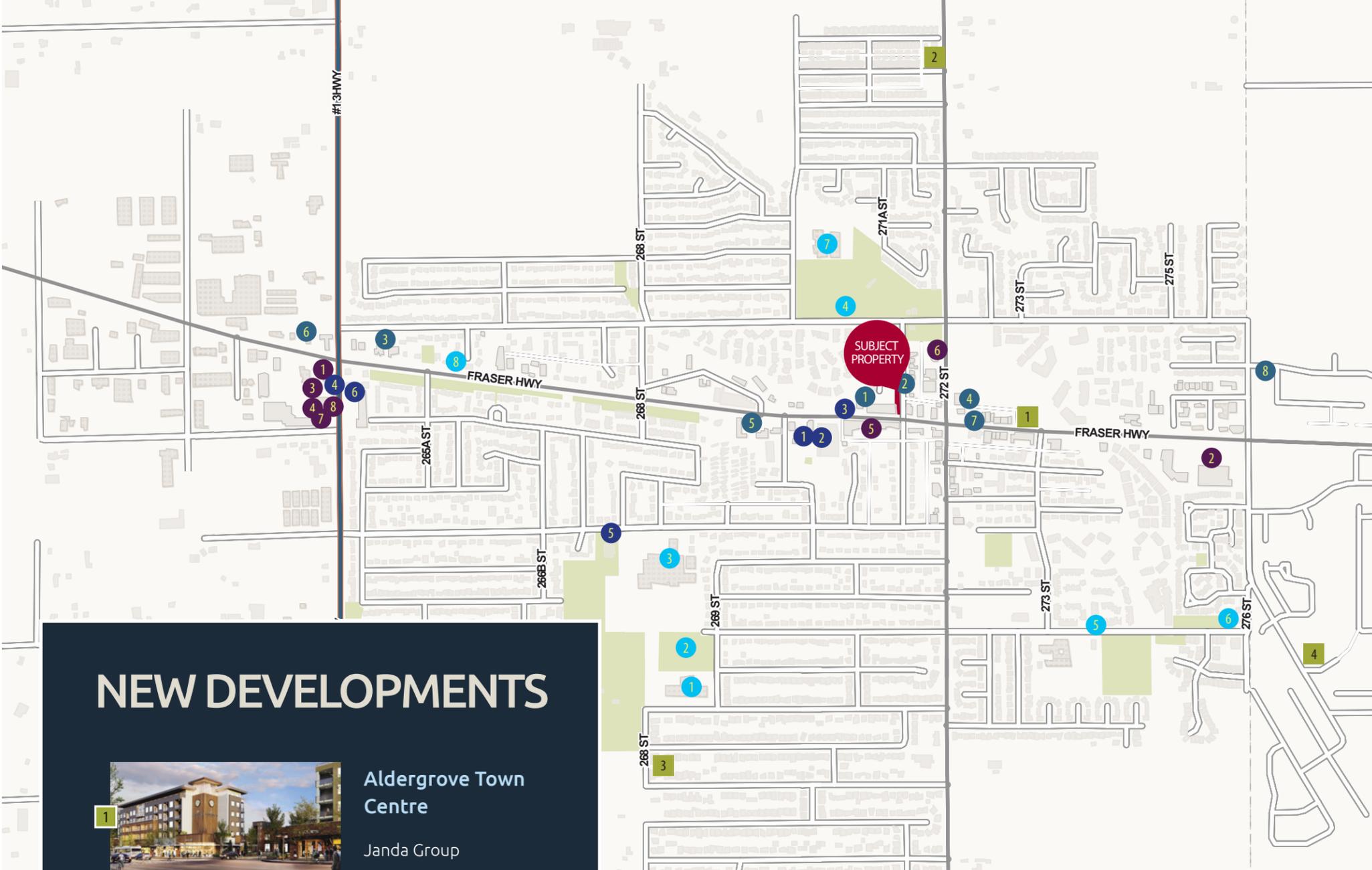
## ALDERGROVE CORE PLAN

This property is in the Aldergrove Core Plan, which has been established to guide long-range growth in downtown Aldergrove. The Plan emphasizes the creation of a vibrant mixed-use core with compact, pedestrian-friendly development, supporting both commercial and residential uses.

The Core plan aims to enhance street activation, improve infrastructure and utilities, and promote high accessibility to transit and major transportation routes. All in all, this property sits in what the Township has defined as a key growth node — making it well-positioned for both income generation today and future redevelopment potential.

## KEY FUTURE REDEVELOPMENT POTENTIAL

- Medium Density Mixed-Use Designation** – supports a mix of retail, office and residential uses
- Development Potential** – up to 5 storeys and 2.0 FSR, allowing for higher-density redevelopment
- Pedestrian-Friendly Focus** – encourages active storefronts and a walkable streetscape
- Growth Node** – identified by the Township as a priority area for revitalization and investment



# NEARBY AMENITIES

## SCHOOLS AND PARKS

- Betty Gilbert Middle School
- Aldergrove Athletic Park
- Aldergrove Community Secondary
- Philip Jackman Park
- Shortreed Community School
- Bertrand Creek Dog Park
- Parkside Centennial Elementary School
- George Ross Park

## FOOD & RESTAURANTS

- Bob's Bar n Grill
- AHA Indian Food Paradise
- Fox & Hounds Pub
- 7-Eleven
- Dairy Queen
- Starbucks
- Ocean Park Pizza
- Station House Pub

## SHOPPING

- Save-On-Foods
- FreshCo
- Shoppers Drug Mart
- BC Liquor Stores
- Aldergrove Punjabi Market
- Home Hardware
- Dollarama
- Bosley's by Pet Valu

## POINTS OF INTEREST

- Otter Co-op Outdoor Experience
- Aldergrove Community Centre
- Alder Alley
- Canada Post
- Aldergrove Library
- Best Western Plus

# NEW DEVELOPMENTS



**Aldergrove Town Centre**  
Janda Group



**The Meadows**  
Noort Homes



**2600 Block**  
Qualico



**Station Grove**  
Foxridge Homes

## HIGHWAY ACCESS

Highway 13  
(Aldergrove-Bellingham Highway)

~1.5km | ~2min

Highway 1  
(Trans-Canada Highway)

~7km | ~8min

Highway 11  
(Langley Bypass)

~16km | ~14min

## BRIDGE CROSSINGS

Mission-Matsqui Bridge

~21km | ~24-26min

Golden Ears Bridge

~24km | ~20-22min

Port Mann Bridge

~33km | ~22-26min

## BORDER CROSSINGS & AIRPORT

US Border - Lynden

~8km | ~10min

Abbotsford International Airport

~11km | ~12min

Langley Regional Airport

~13km | ~12min

## MUNICIPALITIES

Surrey

~17min

Langley City

~20min

Abbotsford

~21min

Mission

~24min

Chilliwack

~35min

Vancouver

~45min

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FOR MORE INFORMATION, PLEASE CONTACT:

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