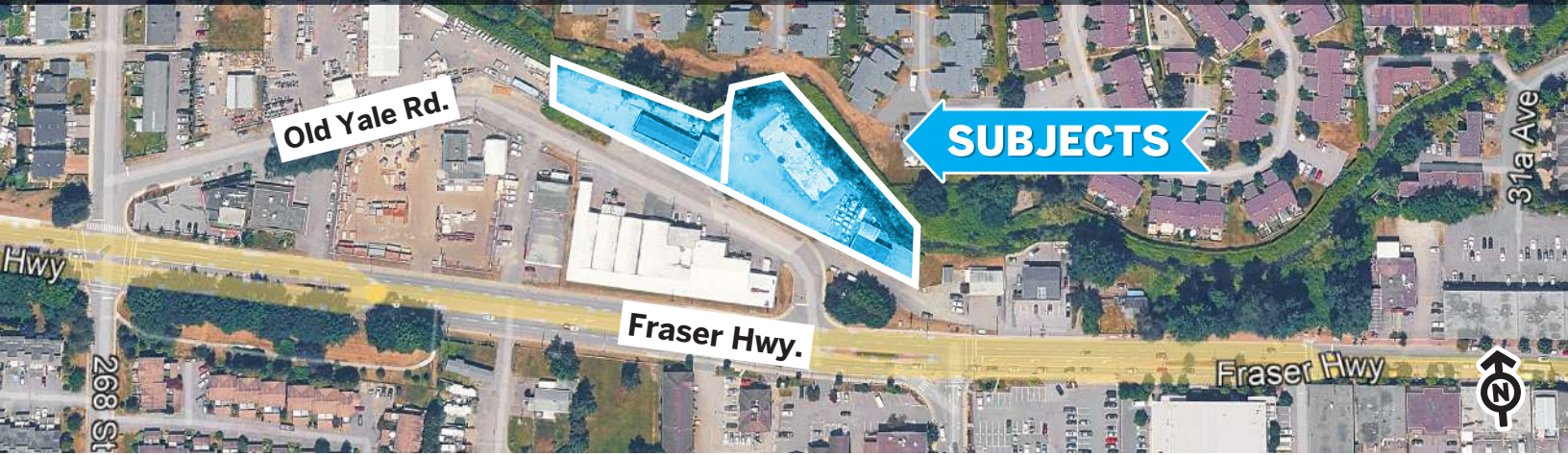


26899+26963 Old Yale Rd, Aldergrove

Land: Commercial Property



Property Size: 20,624 SF
Current Leasable Area: 5,644 SF



26899 OLD YALE RD: CURRENTLY VACANT

Property Size: 41,975 SF
Current Leasable Area: 2,034 SF



26963 OLD YALE RD: CURRENTLY OCCUPIED BY JIMMY AUTO

LAND: COMMERCIAL OPPORTUNITY

AREA:

Aldergrove

ADDRESS:

26899 + 26963 Old Yale Rd, [Langley, BC](#)

SIZE:

1.44 Acres

PRICE:

\$3,250,000



POTENTIAL MOCK UP: CAR WASH & PARKING (SEE PAGE 4 FOR MORE)

PROPERTY DESCRIPTION

CIVIC ADDRESS	SIZE	BC ASSESSMENT	PROPERTY TAXES
26899 Old Yale	0.49 Acres	\$2,222,800	\$19,959.56
26963 Old Yale	0.95 Acres	\$3,339,000	\$29,848.32
TOTAL	1.44 Acres	\$5,561,800	\$49,807.88

OPPORTUNITY:

- Court-ordered sale. Sold “as is, where is”. PricewaterhouseCoopers Inc. (the “Receiver”) is the court-appointed receiver and manager of 1385954 B.C. Ltd., Elykwood Forest Products Ltd. and 1337073 B.C. Ltd. (the “Companies”) by order of the Supreme Court of British Columbia and has engaged Homelife Advantage Realty c/o Joe Varing to list & market the subject properties for sale. The Receiver makes no representations or warranties and the sale is subject to court approval; buyers must rely on their own independent due diligence.

Official Information from the Receiver: [Click Here](#)

- The site is designated Service Commercial (C3). See pages 4 & 5 for zoning uses & description.
- Convenient connectivity to Fraser Highway with efficient access to Highway 1, supporting regional transportation and servicing routes.

PROPERTY HIGHLIGHTS:

- Two side-by-side parcels with two existing commercial improvements, offering a highly functional commercial footprint suited to a variety of owner-user and investment opportunities.
- The property features a secure, fenced and paved yard with low site coverage, maximizing usable outdoor storage and laydown area.
- Three drive-in doors and generous on-site parking support warehousing, service commercial users, contractors, staff, visitors, and day-to-day operations.
- Access is provided from Old Yale Road, with multiple entry points and internal connectivity between the parcels allowing for efficient site circulation, truck-friendly movement, and practical loading/servicing functionality.

DUE DILIGENCE DOCUMENTS (AVAILABLE UPON REQUEST):

- Phase 1 Report (Combined)
- Month-to-Month Lease Agreement for 26963 Old Yale Rd (Rent: \$4,300/Month)

PROPERTY VISIT & TENANT COMMUNICATION:

- Feel free to drive by the site prior to arranging a formal appointment with our team.
- Access to the tenant is strictly prohibited unless authorized in writing. Only an approved buyer or buyer’s agent may communicate with the tenant, and only after acceptance of an offer and with prior approval from the Receiver.

Do not approach, contact, or disturb the tenant for any reason without the Receiver’s consent.

**Note: The sale of the Property is subject to approval by the Supreme Court of British Columbia.*



PROPERTY PHOTOS



POTENTIAL MOCK UPS BASED ON C3 ZONING



603 **SERVICE COMMERCIAL ZONE C-3**

Uses Permitted

603.1 In the C-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings* and uses
- 2) *assembly uses*
- 3) *bakeries*
- 4) *commercial recreation, instruction and entertainment uses, excluding arcades, pool halls and casino halls*
- 5) *computer and computer accessory stores*
- 6) *convenience stores* limited to a maximum *gross floor area* of 450m²
- 7) *dry cleaners*
- 8) *feed, fertilizer and pet supply sales*
- 9) *funeral homes* excluding crematoria and accessory crematoria
- 10) *furniture stores and appliance stores*
- 11) *gas bars*
- 12) *highway commercial uses (the sales, rental or servicing of vehicles, trailers, recreational vehicles, mobile homes, boats, farm and industrial machinery and equipment, and includes lumber and building supply yards, nurseries and garden supply centres, and hotels).*
- 13) *home improvement centres*
- 14) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 49, Except part in Plan LMP23118 Section 6 Township 11 New Westminster District Plan 42603
- 15) *new automotive parts and accessory stores*
- 16) *personal service use*
- 17) *public transportation depots*
- 18) *refund container return centre* up to a maximum size of 280m² (3,000ft²)
- 19) *residential uses* accessory to *commercial uses* and subject to Section 603.3
- 20) *restaurants*
- 21) *sale of seasonal agricultural products*
- 22) *servicing of household appliances and goods*
- 23) *service stations*
- 24) *taxi dispatch and pickup and delivery offices*
- 25) *vehicle servicing and vehicle repair shops*
- 26) *veterinary clinics*
- 27) *video sales and rental stores*
- 28) *wholesale distribution uses*
- 29) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 1 Section 6 Township 14 NWD Plan LMP48899

Commercial Uses

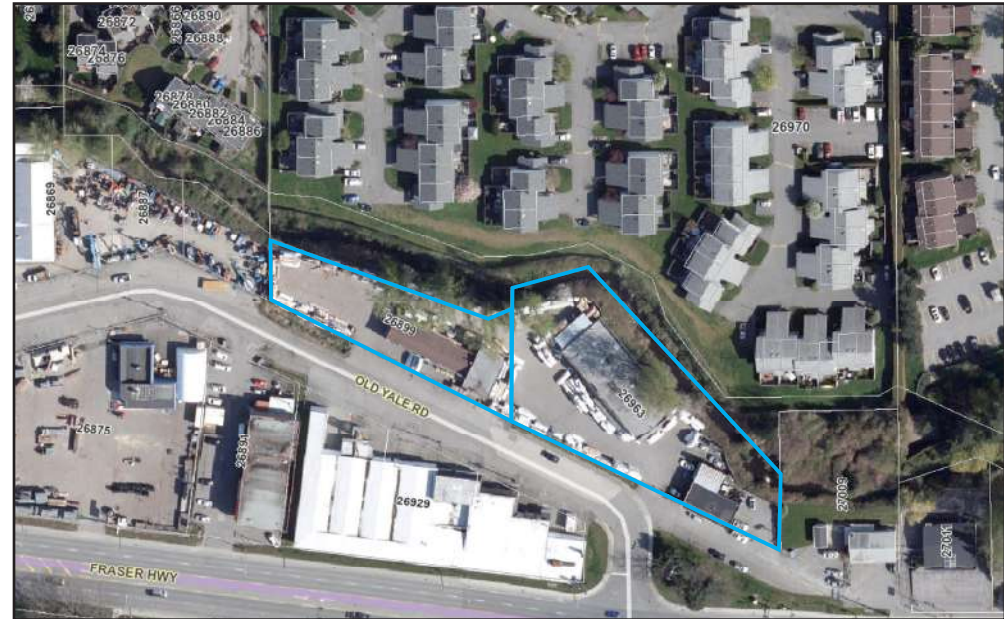
603.2 All business shall be conducted within a completely enclosed *building* except for parking, loading, display, commercial recreation, eating areas and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

603.3 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

603.4 *Buildings and structures* shall not cover more than 40% of the *lot area*.



What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

