

**FOR SALE**



**MEDIUM DENSITY  
DEVELOPMENT SITE**

**AREA:**  
Aldergrove

**ADDRESS:**  
3012 271 St.,  
Langley, BC

**SIZE:**  
0.29 Acres/12,450 Sq.ft.

**PRICE:**  
\$1,400,000

**HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.  
**604.565.3478 | [info@varinggroup.com](mailto:info@varinggroup.com)**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 3012 271 St, Langley, BC

**NCP:** Aldergrove

**SIZE:** 0.29 Acres/12,450 Sq.ft.

**PRICE:** \$1,400,000

### OPPORTUNITY:

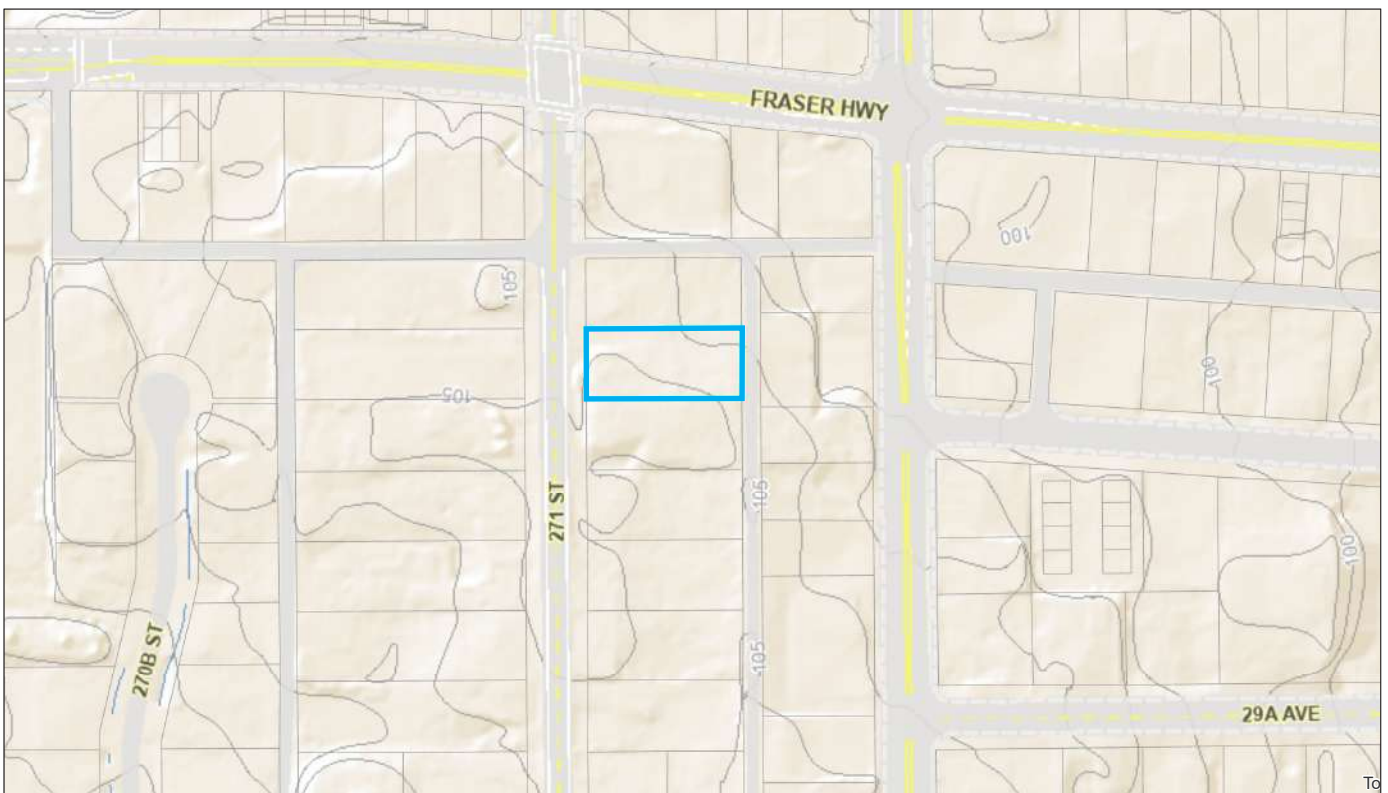
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- 2 Bed, 2 Bath, 1,334 Sq.ft. home with potential rental income of \$2,500k/month.
- This property is designated Medium Density Residential: 2.0 FSR, up to 6 storeys in the Aldergrove Core plan (potential for 30 Condo Units).
- Great development potential in a new highly desirable neighbourhood.
- Close proximity to 272 Street and Fraser Highway – with easy access to Highway 1.
- Aldergrove mall mixed use redevelopment just around the corner that will turn this into a walkable neighbourhood and Aldergrove's hub.
- Abbotsford's High Street mall within a 15 minute drive, and just 3 minutes from amenities such as Fresh Co., Starbucks and Dollarama.

## AERIAL VIEW

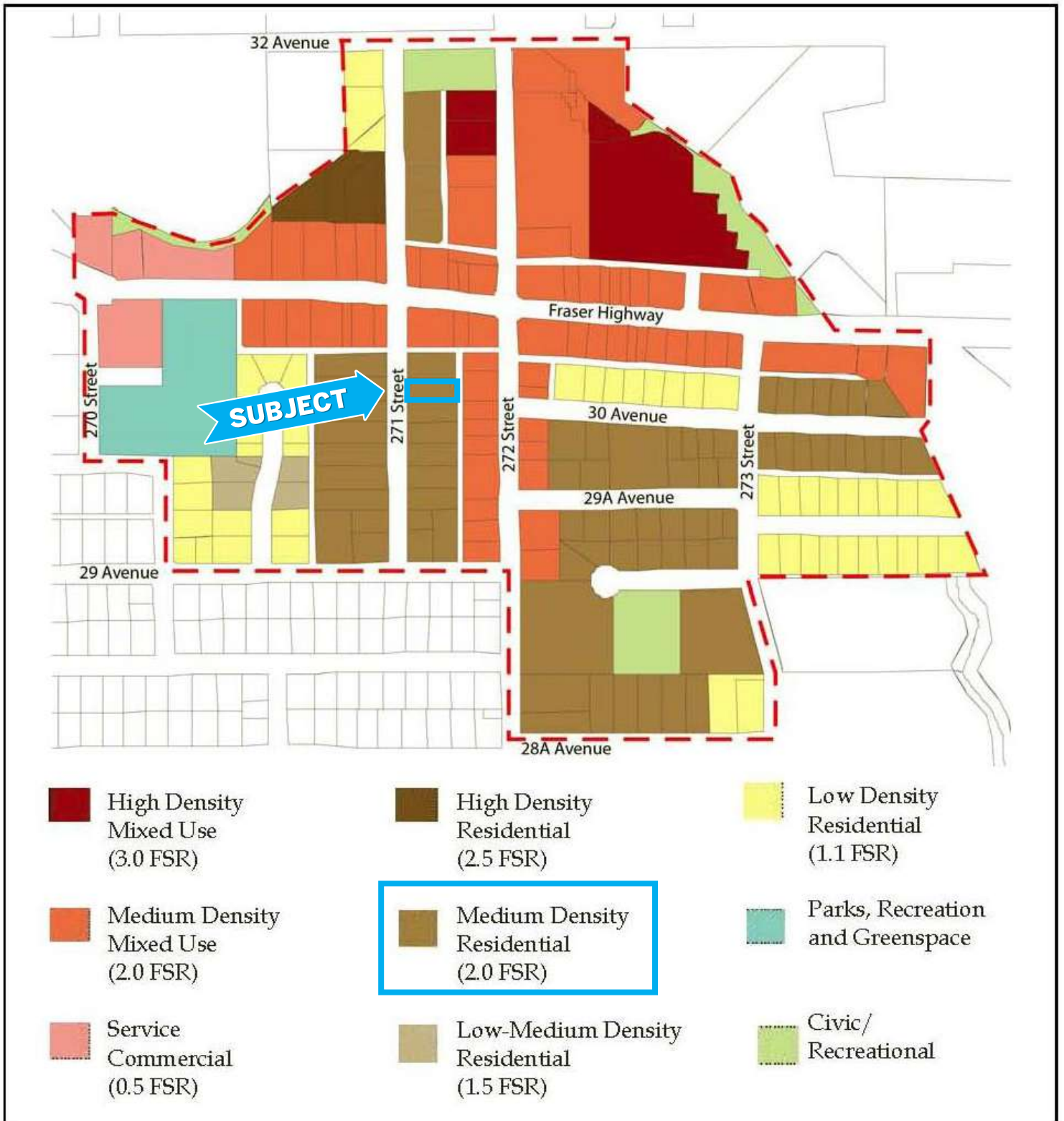


## TOPOGRAPHY

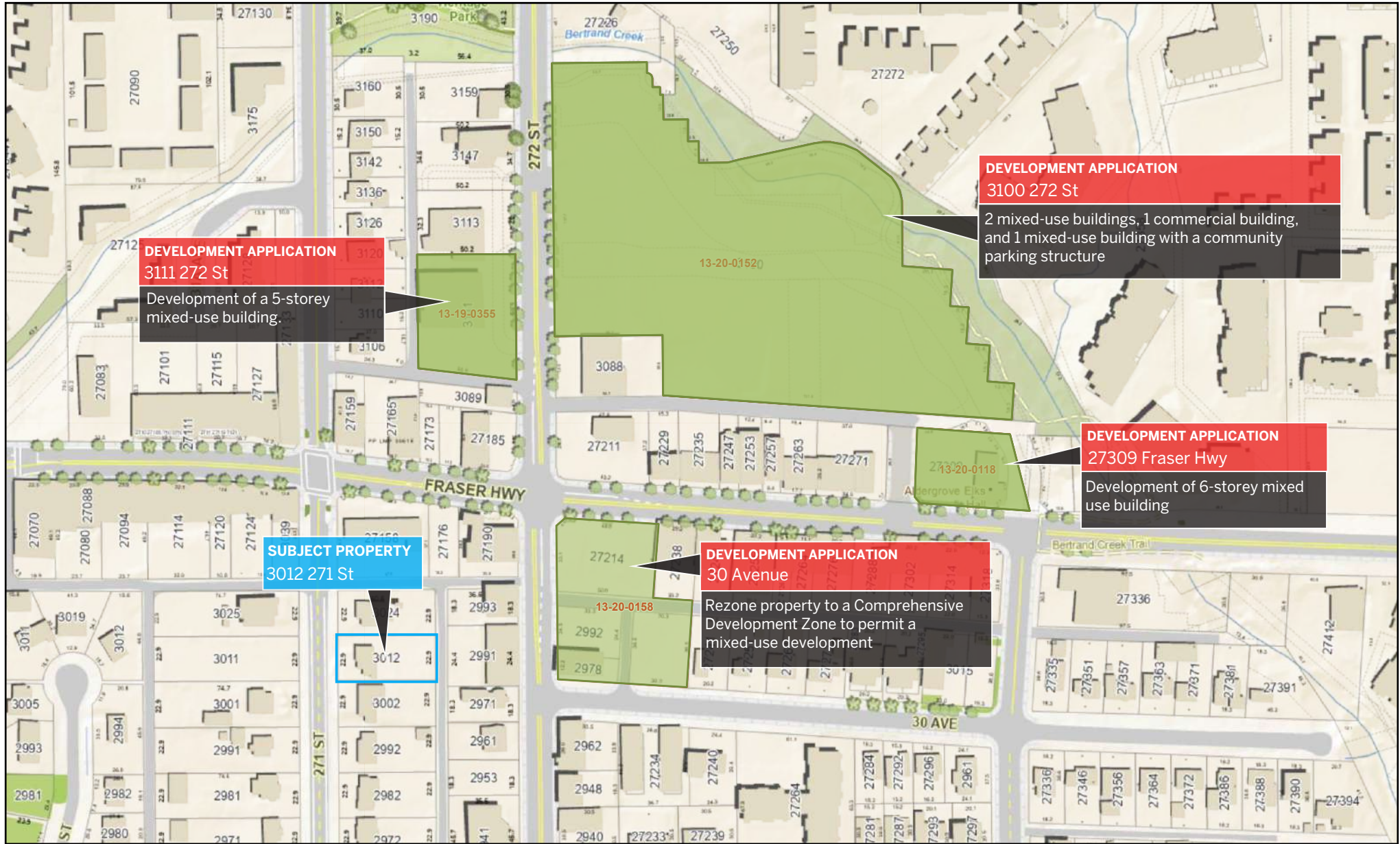




# ALDERGROVE CORE LAND USE PLAN



# NEARBY DEVELOPMENT APPLICATIONS



# 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](mailto:team@varinggroup.com)

