

FOR SALE



**MEDIUM DENSITY
DEVELOPMENT SITE**

AREA:
Aldergrove

ADDRESS:
3024 271 St.,
Langley, BC

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

PRICE:
\$1,475,000

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

Joe Varing - Personal Real Estate Corporation Ltd.
604.565.3478 | info@varinggroup.com

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

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VARING
MARKETING GROUP
HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

PROPERTY DESCRIPTION

CIVIC ADDRESS: 3024 271 St, Langley, BC

NCP: Aldergrove

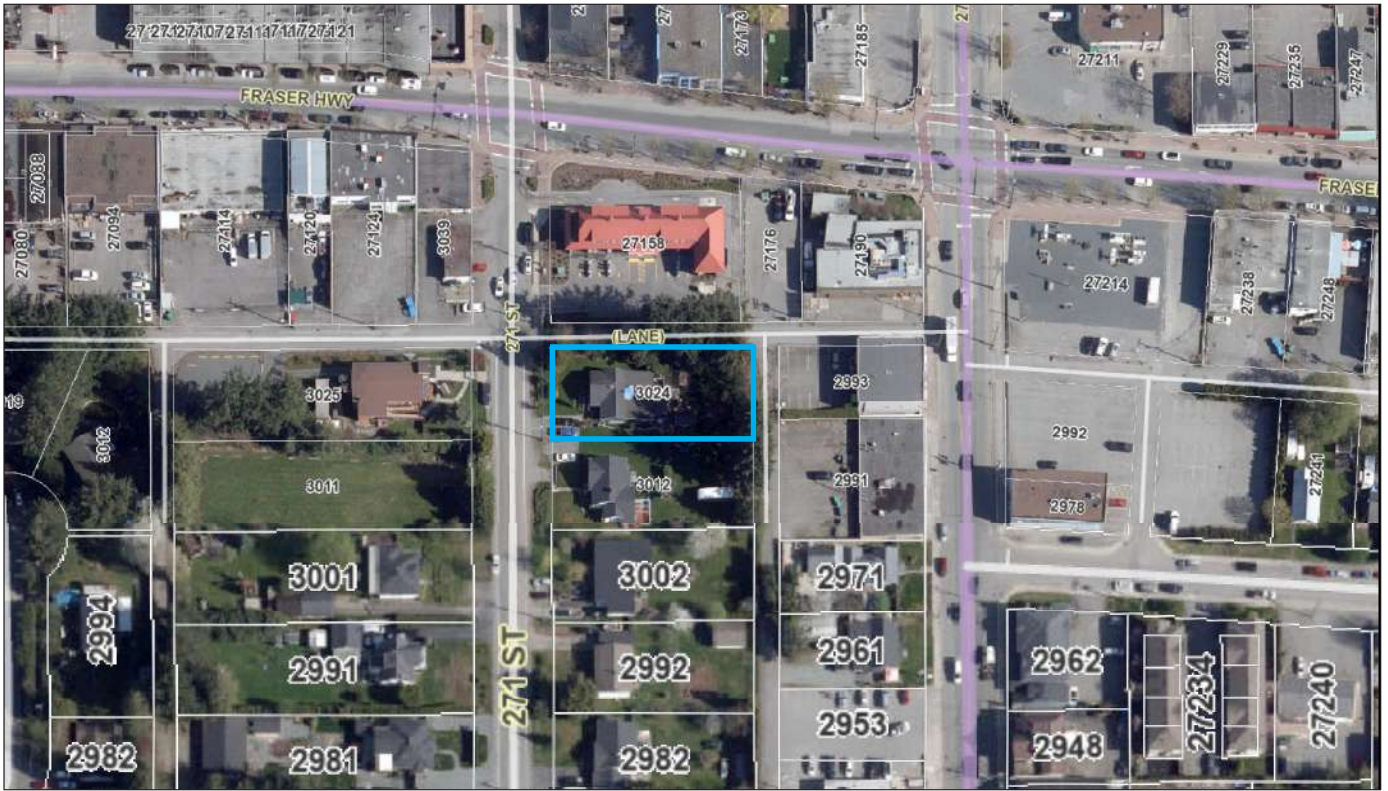
SIZE: 0.29 Acres/12,450 Sq.ft.

PRICE: \$1,475,000

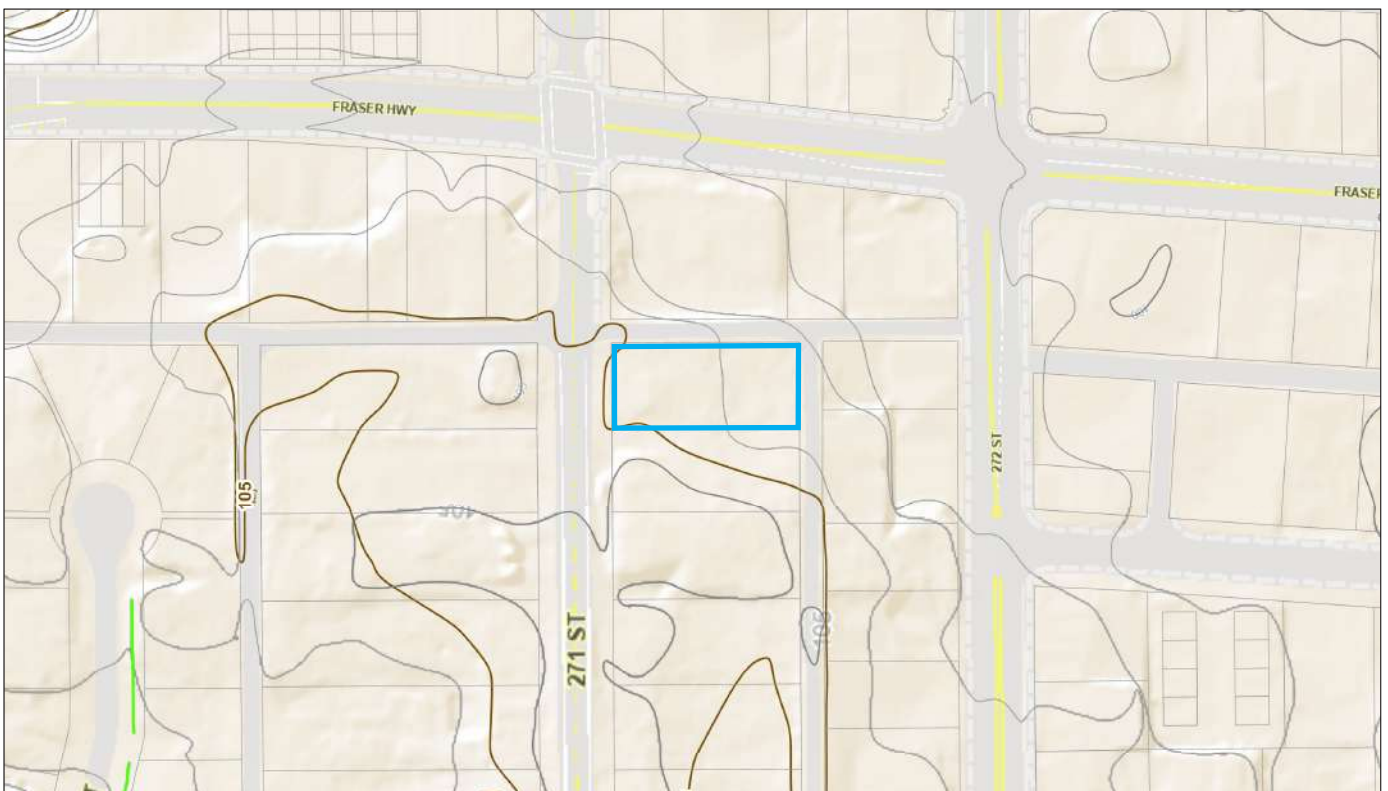
OPPORTUNITY:

- 2-bed, 1-bath home (approx. 2,200 sq. ft.) with two sheds, a small garden, and rental income potential of \$2,500/month.
- The 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.

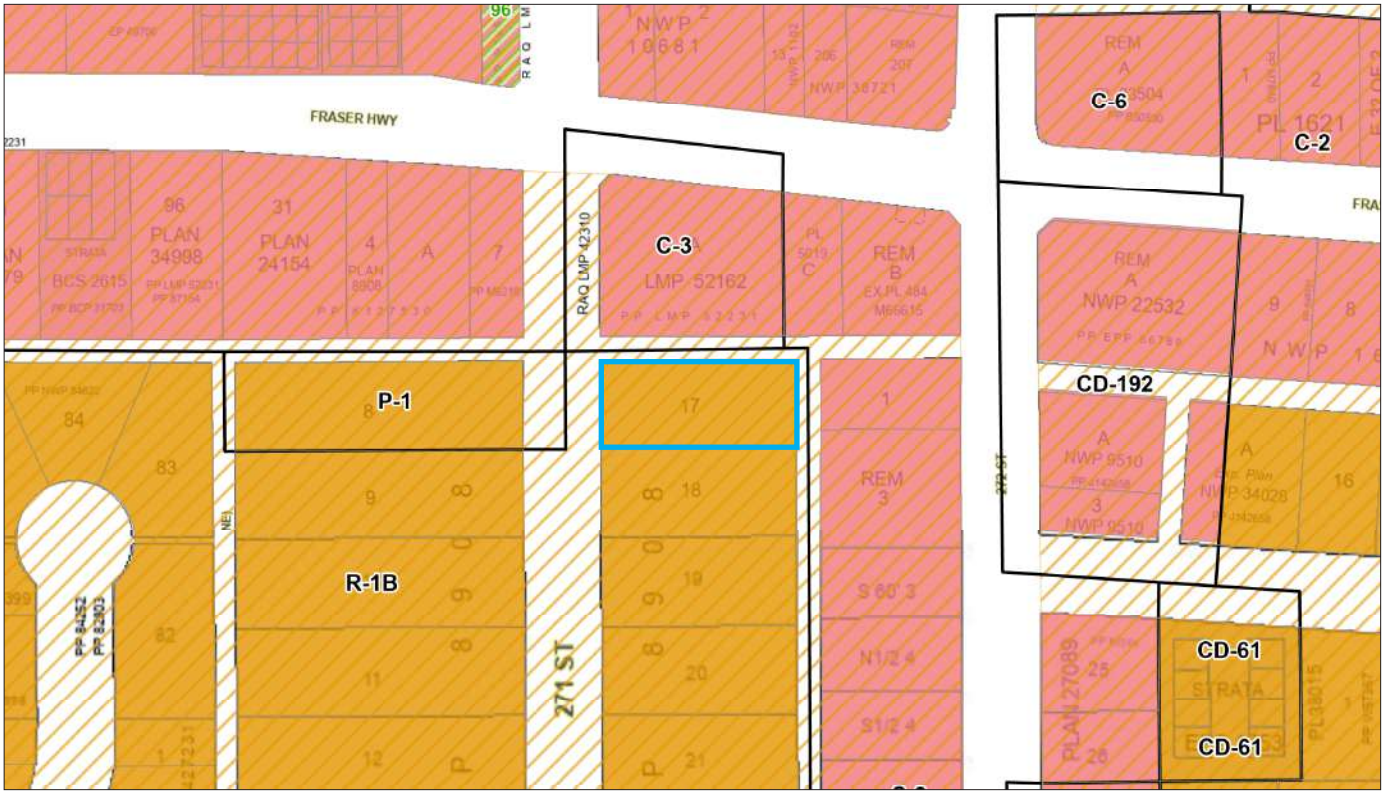
AERIAL VIEW



TOPOGRAPHY



LEGAL VIEW

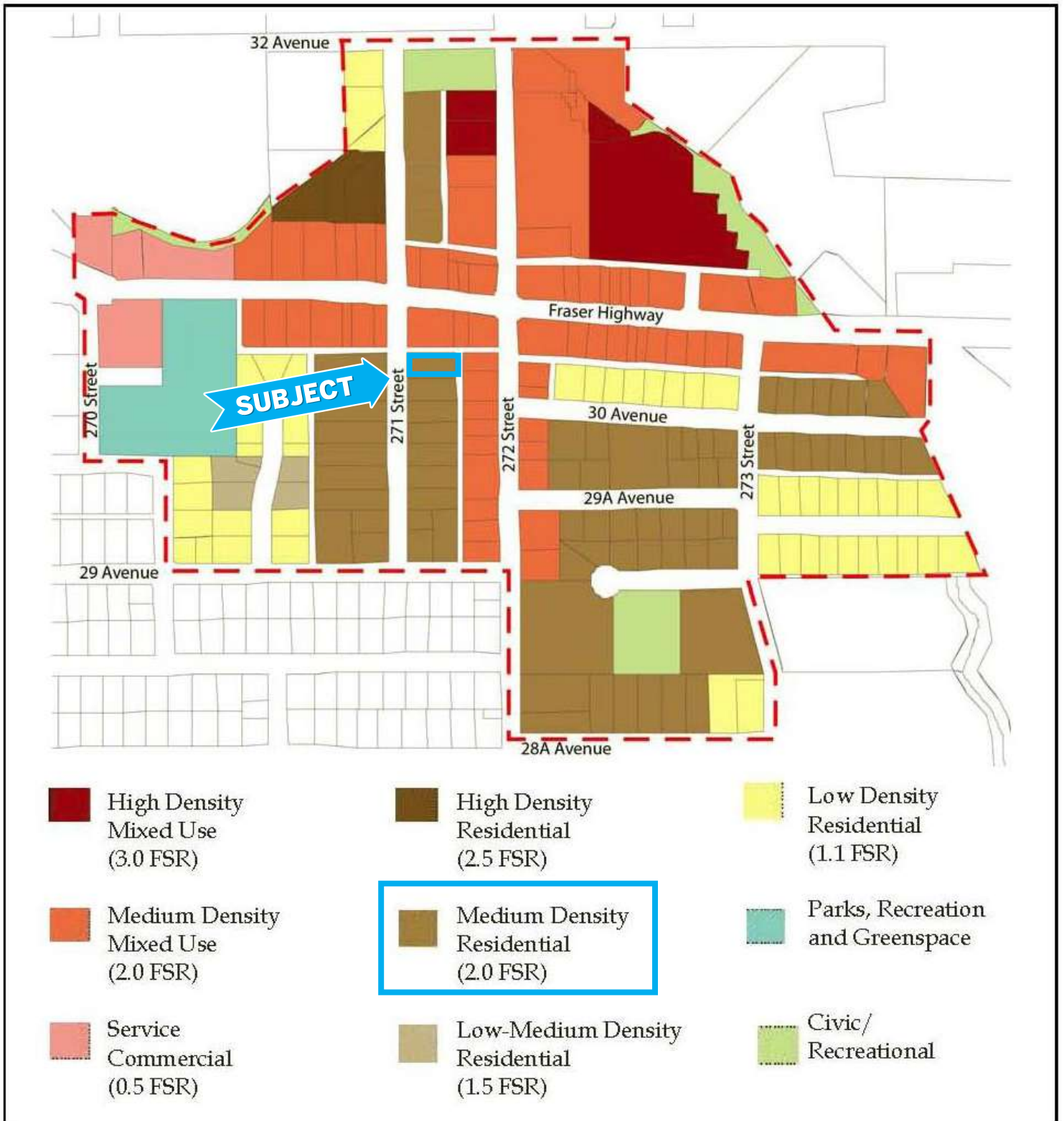


DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



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

