

NEW PRICE!



FOR SALE

C-3 ZONED PROPERTIES

26899 & 26963

OLD YALE

R O A D

LANGLEY, BC

DETAILS

CIVIC ADDRESS 26899 & 26963 Old Yale Road
Langley, BC, V4W 3E4

PID 000-522-171
008-580-685

NEIGHBOURHOOD Aldergrove

ZONING C-3 Service
Commerical Zone

LOT SIZE 1.45 Acres

ASSESSMENT \$5,072,000

PRICE \$6,900,000.00

OPPORTUNITY

Iconic Properties Group presents this exceptional property located in the Aldergrove Industrial Area of Langley, ideal for investors or owner-users. Discover the potential of owning 1.45 acres of C-3 zoned property, perfectly suited for retail, service, cultural, and recreational uses.

26899 & 26963 OLD YALE ROAD | FOR SALE

NEARBY AMENITIES

FOOD & DRINK

- 1 Dairy Queen
- 2 Panago Pizza
- 3 KFC
- 4 Triple O's
- 5 Bob's Bar n' Grill
- 6 Firehouse Cafe
- 7 Brick Alley Bistro

SHOPS & SERVICES

- 1 168 Supermarket
- 2 7-Eleven
- 3 Canada Post
- 4 Xpress Shop
- 5 Alder Natural Food
- 6 Hop Loi Market and BBQ
- 7 Aldergrove Community Pharmacy

SUBJECT PROPERTY



26899 EXTERIOR VIEW



26963 EXTERIOR VIEW



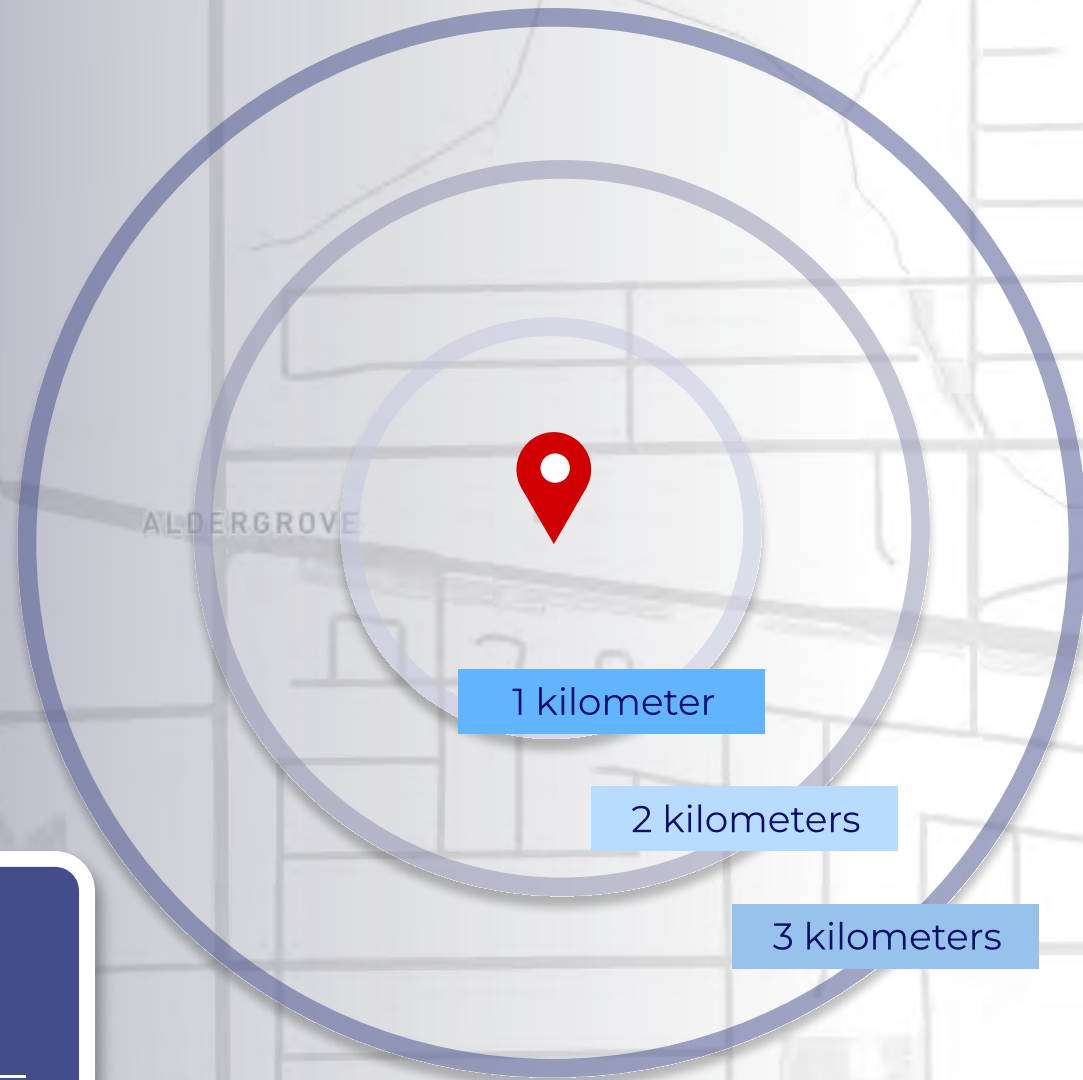
26899 & 26963 EXTERIOR VIEW

PHOTOS

DEMOGRAPHICS

26889 Old Yale Road features a single-story commercial building with one tenant and a separate storage building, totaling approximately 5,644 square feet of leaseable space. The construction includes a combination of structural wood and concrete block framing, with corrugated metal and wood panel exteriors. These are three drive-in doors, surface parking, and a 23% coverage ratio, accessible via one entry and exit point.

26963 Old Yale Road has a 2,034 square foot building on it with a spacious yard area suitable for parking or storage.



	1 km	2 km	3 km
Population (2023)	9,745	17,529	19,777
Population (2025)	10,122	18,570	21,238
Projected Annual Growth (2024-2025)	3.9%	5.9%	7.3%
Median Age	37.9	37.8	37.9
Average Household Income (2023)	\$121,156	\$128,168	\$130,637
Average Persons Per Household	3	3	3

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