

# 26899 & 26963 OLD YALE ROAD

LANGLEY, BC

**NEW PRICE!**



## For Sale

C-3 ZONED PROPERTIES

**Khash Raeisi\***  
Founder

P: 778.787.7029  
E: khash@iciconic.com

*\*Personal Real Estate Corporation*

**Alex Zus**  
Investment Specialist

P: 778.808.7838  
E: alex@iciconic.com

# DETAILS

<b>CIVIC ADDRESS</b>	26899 & 26963 Old Yale Road Langley, BC, V4W 3E4
<b>PID</b>	000-522-171 008-580-685
<b>NEIGHBOURHOOD</b>	Aldergrove
<b>ZONING</b>	C-3
<b>LOT SIZE</b>	1.45 Acres
<b>ASSESSMENT</b>	\$5,072,000
<b>PRICE</b>	\$6,900,000

# 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.



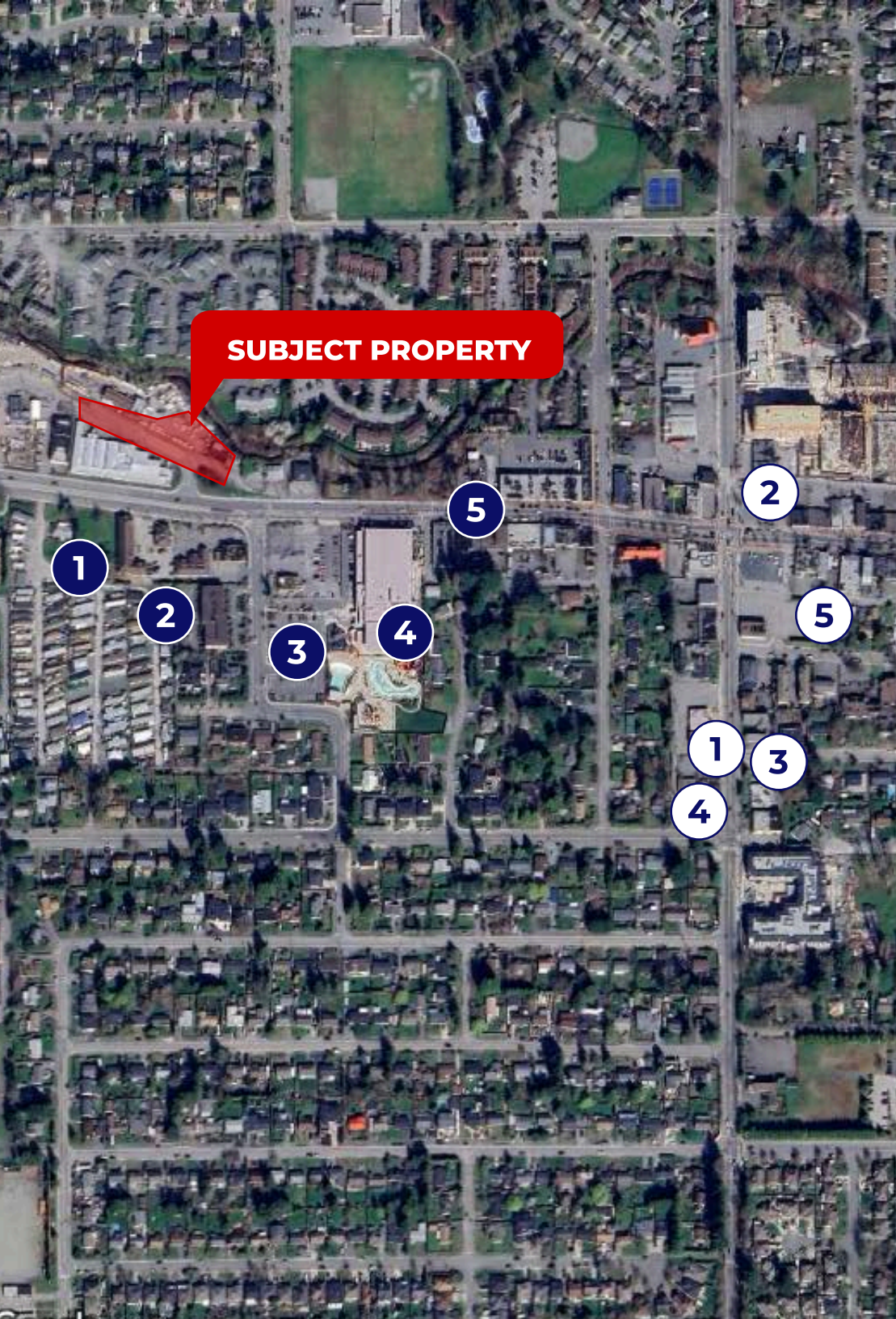
# NEARBY AMENITIES

## FOOD & DRINK

- ① Dairy Queen
- ② Panago Pizza
- ③ KFC
- ④ Triple O's
- ⑤ Bob's Bar N' Grill

## SHOPS & SERVICES

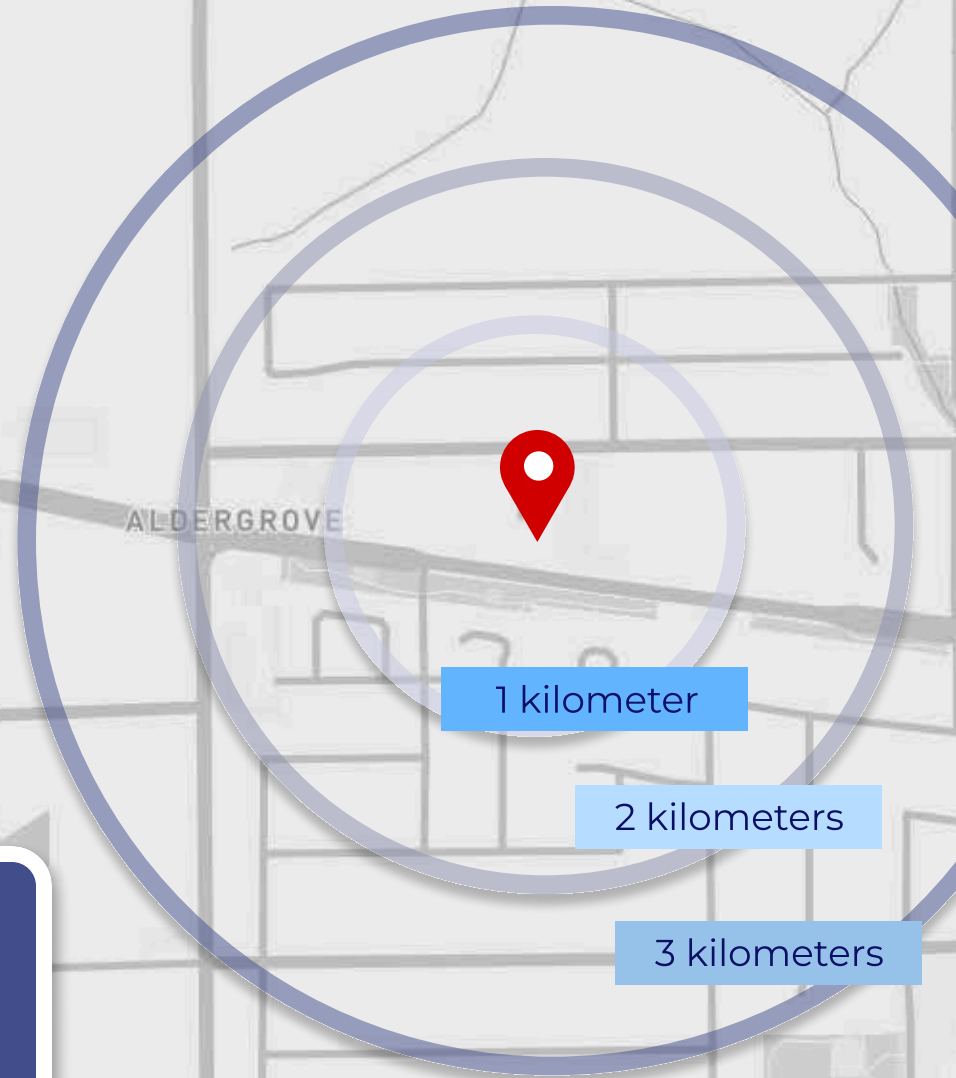
- ① 168 Supermarket
- ② 7-Eleven
- ③ Canada Post
- ④ Xpress Shop
- ⑤ Alder Natural Food



# 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 (2029)	10,122	18,570	21,238
Projected Annual Growth (2024-2029)	3.9%	5.9%	7.3%
Median Age	37.9	37.8	37.9
Average Household Income (2024)	\$121,156	\$128,168	\$130,637
Average Persons Per Household	3	3	3



26899 EXTERIOR VIEW



26963 EXTERIOR VIEW



26899 & 26963 EXTERIOR VIEW

**Khash Raeisi\***

**Founder**

**P: 778-987-7029**

**O: 778-819-2776**

**E: khash@iciconic.com**

*\*Personal Real Estate Corporation*

**Alex Zus**

**Investment Specialist**

**P: 778.808.7838**

**O: 778-819-2776**

**E: alex@iciconic.com**

**IPG**

**STONEHAUS  
REALTY**

**Coquitlam Office**

1126 Austin Avenue,  
Coquitlam, BC  
V3K3PS

**NOTHING BUT ICONIC**

[www.iciconic.com](http://www.iciconic.com)

**South Vancouver Office**

7235 Fraser Street  
Vancouver, BC  
V5X 1R7

Copyright © 2024 Iconic Properties Group by Stonehaus Realty. This document has been prepared by Iconic Properties Group for advertising and general information only. Iconic Properties Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Iconic Properties Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Iconic Properties Group and/or its licensor(s).

Copyright © 2024 Iconic Properties Group by Stonehaus Realty.