

FOR SALE

\$5,450,000

LOT 2 26300 BLOCK OF 29TH AVENUE

INDUSTRIAL ZONED PROPERTY IN
ALDERGROVE



elevation
JOEL & TYLER* SCHACTER
*PERSONAL REAL ESTATE CORPORATION

joel@elevationrealestate.ca
tyler@elevationrealestate.ca
604-290-2939

RE/MAX Treeland Realty



INDUSTRIAL ZONED PROPERTY IN ALDERGROVE

This 3.02 acre M-2 zoned industrial bare land parcel is well located central to the valley and adjacent to 264th street (highway 13) leading directly to the Aldergrove border crossing.

The Township "Geosource" mapping system shows a wetland area on the lot which will likely need to be filled in order to achieve maximum buildable area. The Township of Langley is aware of this and has listed at a heavily discounted price for this reason. They do expect the Buyer's (QEP) qualified environmental professional consultant to approach the Township of Langley environmental coordinator to find out (negotiate) what compensation or enhancement will likely be required in order to reduce or fill in the low wetlands area.

The property is currently serviced with municipal water at the property line and a sanitary sewer pump station and forced main sanitary sewer line is imminent in the area. The listing agent has not been supplied any environmental reports, phase 1 study, survey etc. so all Buyers are asked to complete their own due diligence.

All offers will be reviewed at 3:00 PM on July 23, 2021.

Subject Property

LOT 2 26300 29 AVENUE

Legal: Lot 2 Plan EPP89117 Section 24 Township 10 Land District 36

PID: 030-770-459

Zone: M-2 Industrial

Size: 3.02 Acres

Frontage: 249.34 Feet

Depth: 851.38 Feet

Exposure: South

Sanitary Sewer: Nearby

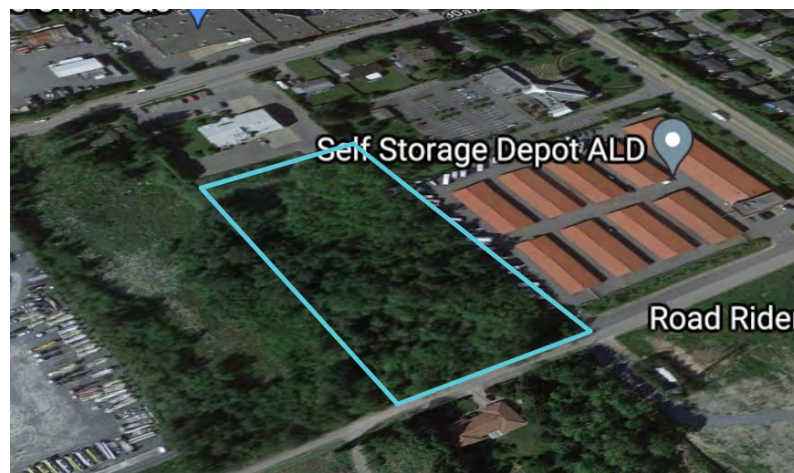
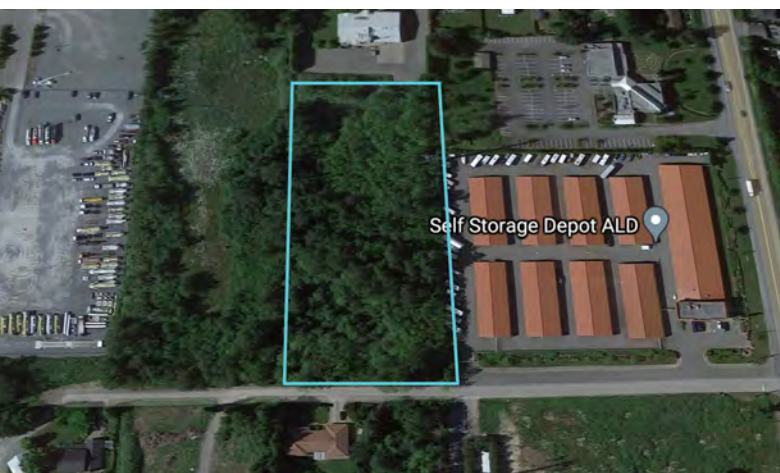
Storm Sewer Available

Electricity: At Lot Line

Natural Gas: Available

Telephone Service: Available Nearby

Cable Service: Available Nearby uses or the blue link.



RE/MAX Treeland Realty

Walkscore

26316 30A AV Langley, British Columbia, Canada



Car-Dependent

Most errands require a car



Some Transit

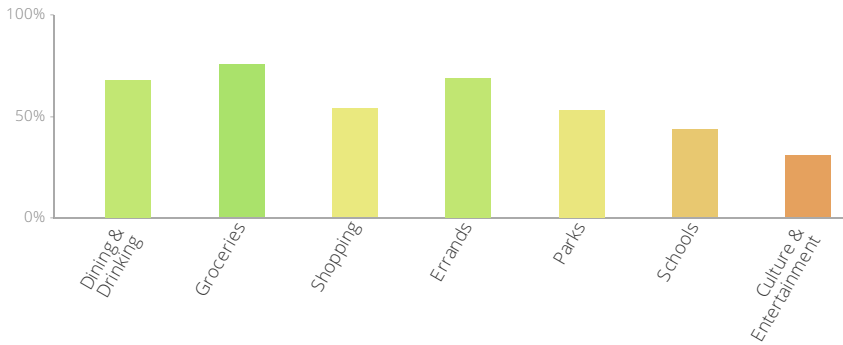
A few nearby public transportation options



Very Bikeable

Biking is convenient for most trips

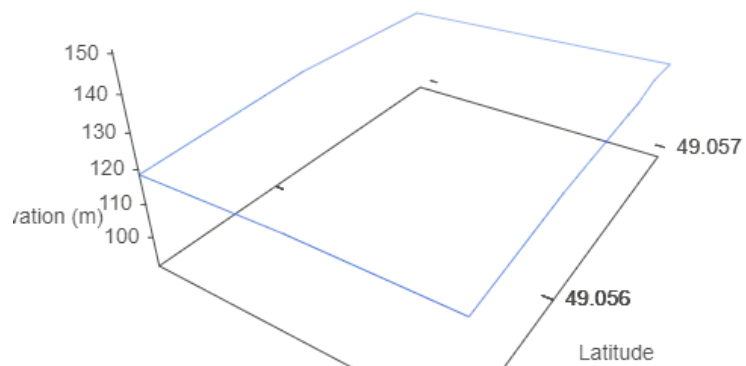
The Walk Score here is 49 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Property Boundary and Topography



Max Elevation: 123.50 m | Min Elevation: 118.44 m | Difference: 5.05 m

Detailed Tax Report

Property Information

Prop Address	26316 30A AV	Jurisdiction	TOWNSHIP OF LANGLEY
Municipality	TOWNSHIP OF LANGLEY	Neighborhood	NORTHWEST LANGLEY INDUSTRIAL
Area	LANGLEY	SubAreaCode	F66
PropertyID	030-770-459	BoardCode	F
PostalCode			

Property Tax Information

TaxRoll Number	0769320049	Gross Taxes	\$0.00
Tax Year	2020	Tax Amount Updated	10/16/2020

More PIDS

030-770-459

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPP89117	2			36	24	10		

Legal FullDescription

LOT 2, PLAN EPP89117, SECTION 24, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	3.02 ACRES	Land Use	
Actual Use	GOVERNMENT BUILDINGS (INCLUDES COURTHOUSE, POST OFFICE		
Year Built		Zoning	M-2 MIN 1858M - INDUSTRIAL
BCA Description			
WaterConn			
BCAData Update	04/12/2021		

Supplementary Property Info

BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$7,248,000.00	\$0.00	\$7,248,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$7,248,000.00	\$0.00	\$7,248,000.00	\$0.00	\$0.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$7,248,000.00	\$0.00	\$7,248,000.00	\$0.00	\$0.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
-----------	------------	--------------	----------------------

Assessments Report

General Property Information

Civic Address:
Folio: 0769320049

Property Number: 160972

PID: 030-770-459

Legal: LOT 2, SECTION 24, TOWNSHIP 10, NEW WEST DISTRICT, PLAN EPP89117

Zone: M-2

2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	6 - Business/Other	Land	7,248,000	7,248,000	0
GENERAL	6 - Business/Other	Improvement	0	0	0
GENERAL	6 - Business/Other	Total	7,248,000	7,248,000	0
<hr/>					
SCHOOL	6 - Business/Other	Land	7,248,000	7,248,000	0
SCHOOL	6 - Business/Other	Improvement	0	0	0
SCHOOL	6 - Business/Other	Total	7,248,000	7,248,000	0
<hr/>					
TRANSIT	6 - Business/Other	Land	7,248,000	7,248,000	0
TRANSIT	6 - Business/Other	Improvement	0	0	0
TRANSIT	6 - Business/Other	Total	7,248,000	7,248,000	0
<hr/>					
HOSPITAL	6 - Business/Other	Land	7,248,000	7,248,000	0
HOSPITAL	6 - Business/Other	Improvement	0	0	0
HOSPITAL	6 - Business/Other	Total	7,248,000	7,248,000	0

2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
-----------	------------------	--	-------	--------	-----

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	6 - Business/Other	Land	5,436,000	5,436,000	0
GENERAL	6 - Business/Other	Improvement	0	0	0
GENERAL	6 - Business/Other	Total	5,436,000	5,436,000	0
<hr/>					
SCHOOL	6 - Business/Other	Land	5,436,000	5,436,000	0
SCHOOL	6 - Business/Other	Improvement	0	0	0
SCHOOL	6 - Business/Other	Total	5,436,000	5,436,000	0
<hr/>					
TRANSIT	6 - Business/Other	Land	5,436,000	5,436,000	0
TRANSIT	6 - Business/Other	Improvement	0	0	0
TRANSIT	6 - Business/Other	Total	5,436,000	5,436,000	0
<hr/>					
HOSPITAL	6 - Business/Other	Land	5,436,000	5,436,000	0
HOSPITAL	6 - Business/Other	Improvement	0	0	0
HOSPITAL	6 - Business/Other	Total	5,436,000	5,436,000	0

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2021	71-MUNICIPAL PROPERTY	6-Bus/Oth	7,248,000	6-Bus/Oth	0
<hr/>					
2020	71-MUNICIPAL PROPERTY	6-Bus/Oth	5,436,000	6-Bus/Oth	0

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees. This information is not a substitute for a complete Tax Certificate report which is available for a fee.

Property Information Report

General Property Information

Civic Address:**Folio:** 0769320049**LTO Number:** CA7470623**PID:** 030-770-459**MHR Number:****Status:** Active**Property No:** 160972**Legal:** LOT 2, SECTION 24, TOWNSHIP 10, NEW WEST DISTRICT, PLAN EPP89117**Property Tax Levies and Assessments Summary**

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	May 10, 2021	Reg	0.00	6	7,248,000	0	7,248,000	0
2020	May 09, 2020	Reg	0.00	6	5,436,000	0	5,436,000	0

2021 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	6	0.00	0.00011400	1.00000000	0.00
GENERAL - PARKS	6	0.00	0.00065600	1.00000000	0.00
GENERAL - PROTECTION SERVICES	6	0.00	0.00228400	1.00000000	0.00
GENERAL PURPOSES	6	0.00	0.00220100	1.00000000	0.00
LIBRARY	6	0.00	0.00025900	1.00000000	0.00
METRO VANCOUVER	6	0.00	0.00013600	1.00000000	0.00
MUNICIPAL FINANCE AUTHORITY	6	0.00	0.00000100	1.00000000	0.00
SCHOOL OTHER	6	0.00	0.00386000	1.00000000	0.00
SEWER USER FEE		0.00	494.50000000		0.00
STORMWATER UTILITY	6	0.00	0.00041400	1.00000000	0.00
TRANSLINK	6	0.00	0.00086900	1.00000000	0.00
TRANSPORTATION ROADS	6	0.00	0.00122800	1.00000000	0.00
WATER USER FEE		0.00	582.50000000		0.00
Notice Total:					0.00

2020 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCAA	6	0.00	0.00011000	1.00000000	0.00

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
GENERAL - PARKS	6	0.00	0.00065200	1.00000000	0.00
GENERAL - PROTECTION SERVICES	6	0.00	0.00245300	1.00000000	0.00
GENERAL PURPOSES	6	0.00	0.00212400	1.00000000	0.00
LIBRARY	6	0.00	0.00022200	1.00000000	0.00
MFA	6	0.00	0.00000100	1.00000000	0.00
REGIONAL DISTRICT	6	0.00	0.00012500	1.00000000	0.00
SCHOOL OTHER	6	0.00	0.00110700	1.00000000	0.00
SEWER USER		0.00	487.28000000		0.00
STORMWATER UTILITY	6	0.00	0.00041400	1.00000000	0.00
TRANSIT	6	0.00	0.00085200	1.00000000	0.00
TRANSPORTATION ROADS	6	0.00	0.00123400	1.00000000	0.00
WATER USER		0.00	558.22000000		0.00
Notice Total:					0.00

Property Tax Comparison

Taxes	2021	2020	Difference	Percentage Changed
Gross Taxes	0.00	0.00	0.00	0.00
Gen. Assess: Class 6: Land	0.00	0.00	0.00	0.00
Gen. Assess: Class 6: Improvements	0.00	0.00	0.00	0.00
Gen. Assess: Class 6: Net	0.00	0.00	0.00	0.00
Tax Levy: BC ASSESSMENT	0.00	0.00	0.00	0.00
Tax Levy: BCAA	0.00	0.00	0.00	0.00
Tax Levy: GENERAL - PARKS	0.00	0.00	0.00	0.00
Tax Levy: GENERAL - PROTECTION SERVICES	0.00	0.00	0.00	0.00
Tax Levy: GENERAL PURPOSES	0.00	0.00	0.00	0.00
Tax Levy: LIBRARY	0.00	0.00	0.00	0.00
Tax Levy: METRO VANCOUVER	0.00	0.00	0.00	0.00
Tax Levy: MFA	0.00	0.00	0.00	0.00
Tax Levy: MUNICIPAL FINANCE AUTHORITY	0.00	0.00	0.00	0.00
Tax Levy: REGIONAL DISTRICT	0.00	0.00	0.00	0.00

Taxes	2021	2020	Difference	Percentage Changed
Tax Levy: SCHOOL OTHER	0.00	0.00	0.00	0.00
Tax Levy: SEWER USER	0.00	0.00	0.00	0.00
Tax Levy: SEWER USER FEE	0.00	0.00	0.00	0.00
Tax Levy: STORMWATER UTILITY	0.00	0.00	0.00	0.00
Tax Levy: TRANSIT	0.00	0.00	0.00	0.00
Tax Levy: TRANSLINK	0.00	0.00	0.00	0.00
Tax Levy: TRANSPORTATION ROADS	0.00	0.00	0.00	0.00
Tax Levy: WATER USER	0.00	0.00	0.00	0.00
Tax Levy: WATER USER FEE	0.00	0.00	0.00	0.00

Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees. This information is not a substitute for a complete Tax Certificate report which is available for a fee.

Legal



Legend

- Blocks
- Parcels
- Pseudo Lot Lines
- Stratas
- Parcels
- Easements
- Stratas
- Zoning