

# WILLIAM | WRIGHT

Commercial Real Estate Services

**2948 272ND STREET  
ALDERGROVE, LANGLEY, B.C  
FOR SALE**



- **FREESTANDING BUILDING**
- **3 RETAIL UNITS**
- **2 BEDROOM SUITE ABOVE**
- **OPPORTUNITY FOR OWNER/OCCUPIER**

**FOR MORE INFORMATION CONTACT**  
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## THE DETAILS

### SIZE

+/- 2,826 SQFT

### LOT SIZE

+/- 6,000 SQFT

### PARKING

8

### ZONING

C-2

### PROPERTY TAXES

\$6,619.01

### PID

007-324-812

### LEGAL DESCRIPTION

LOT 26, PLAN NWP27089,  
SECTION 20, TOWNSHIP 13, NEW  
WESTMINSTER LAND DISTRICT

### PRICE

\$1,495,000

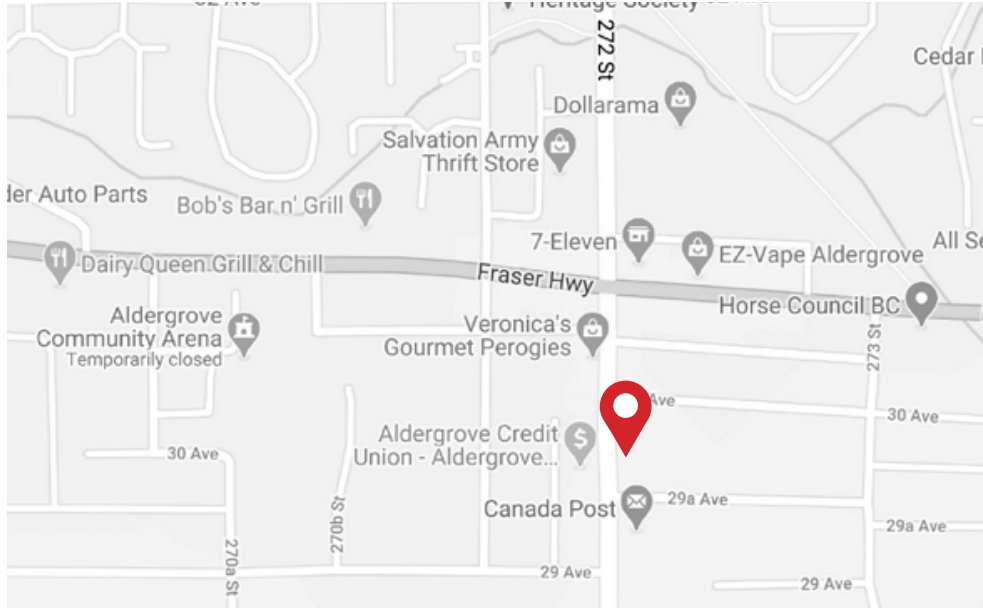


## 2948 272ND STREET ALDERGROVE, LANGLEY



### OVERVIEW

William Wight Commercial is pleased to offer this freestanding building for sale. The property is improved with one two-storey, multi-tenant, commercial building constructed circa 2007. The building contains a total gross floor area of 2,826 square feet, including 990 square feet of second floor residential space and 1,836 square feet of commercial space, contained in three commercial retail units. The entire retail space is currently built out as a full service restaurant and the owner occupies the upstairs residence. The entire building will be delivered vacant and is ideal for an owner/occupier.



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