CUSHMAN & WAKEFIELD

FOR LEASE // LAST UNIT

ALDERGROVE CORNERS

26426 FRASER HIGHWAY
LANGLEY, BC

ONE UNIT REMAINS

EXCELLENT EXPOSURE

264TH STREET / HWY 13
16,000 VEHICLES DAILY (ESTIMATE)

FRASER HIGHWAY
23,480 VEHICLES DAILY (ESTIMATE)

WITHIN 2 KILOMETERS

UNDER 5 MIN

378	Businesses
3,467	Daytime Working Population
10,921	Total Population
2.4%	Projected Growth (2015 - 2020)
3,928	Households
6.2%	Projected Growth (2015 - 2020)
Ages: 26.6%	< 19
62.7%	20 - 64
10.7%	> 65
36	Median Age
$84,718	Average Household Income

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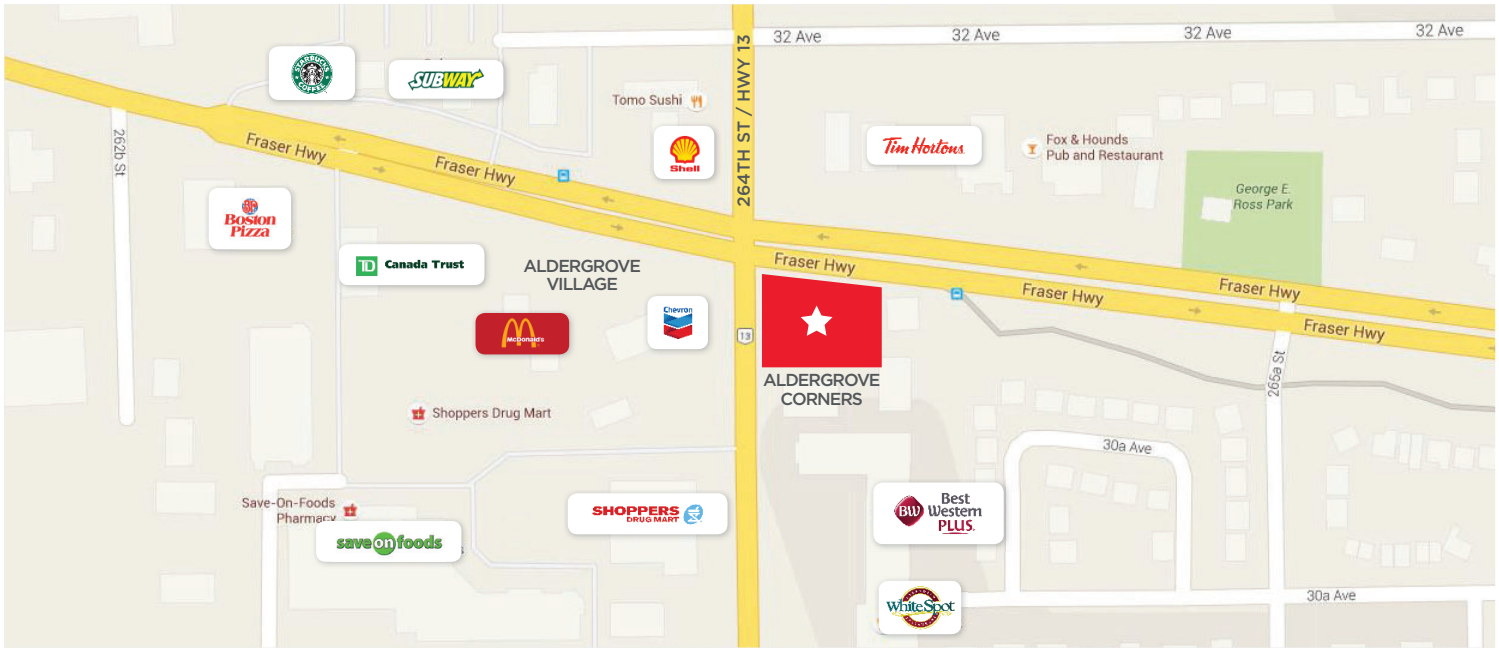
BUILDING D - CORNER

UNIT	SIZE	RENT (net)	ADD. RENT (psf)	GROSS MONTHLY (exclude util. + GST)
D100	1,194 sf	LEASED	$10.00	LEASED
D110	1,112 sf	$30.00	$10.00	$3,706.67

BUILDING C - FACING FRASER HWY

UNIT	SIZE	RENT (net)	ADD. RENT (psf)	GROSS MONTHLY (exclude util. + GST)
C100	1,224 sf	LEASED	$10.00	LEASED
C110	1,079 sf	LEASED	$10.00	LEASED

CUSHMAN & WAKEFIELD



BUILDING B

UNIT	SIZE	RENT *(net)*	ADD. RENT *(psf)*	GROSS MONTHLY *(exclude util. + GST)*
B100	1,015 sf	LEASED	$10.00	LEASED
B110	1,023 sf	LEASED	$10.00	LEASED
B120	1,076 sf	LEASED	$10.00	LEASED

BUILDING A - FACING 264TH

UNIT	SIZE	RENT *(net)*	ADD. RENT *(psf)*	GROSS MONTHLY *(exclude util. + GST)*
A100	1017 sf	LEASED	$10.00	LEASED
A110	993 sf	LEASED	$10.00	LEASED
A120	1070 sf	LEASED	$10.00	LEASED
A130	1008 sf	LEASED	$10.00	LEASED

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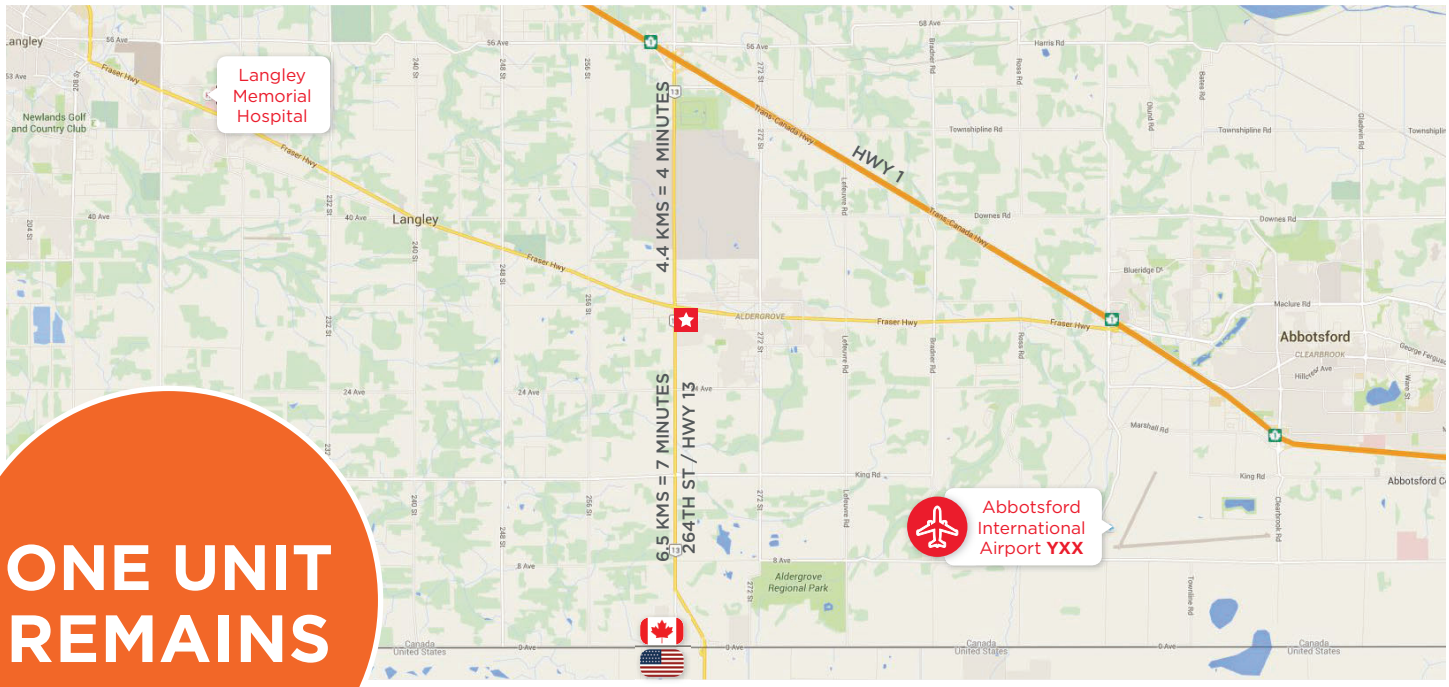

ONE UNIT REMAINS

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.
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