



15448 56 AVENUE AND 5391 156 STREET

42.2 ACRES • BLUBERRY FARM | 3 PRELOADS & 2 TITLES



FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

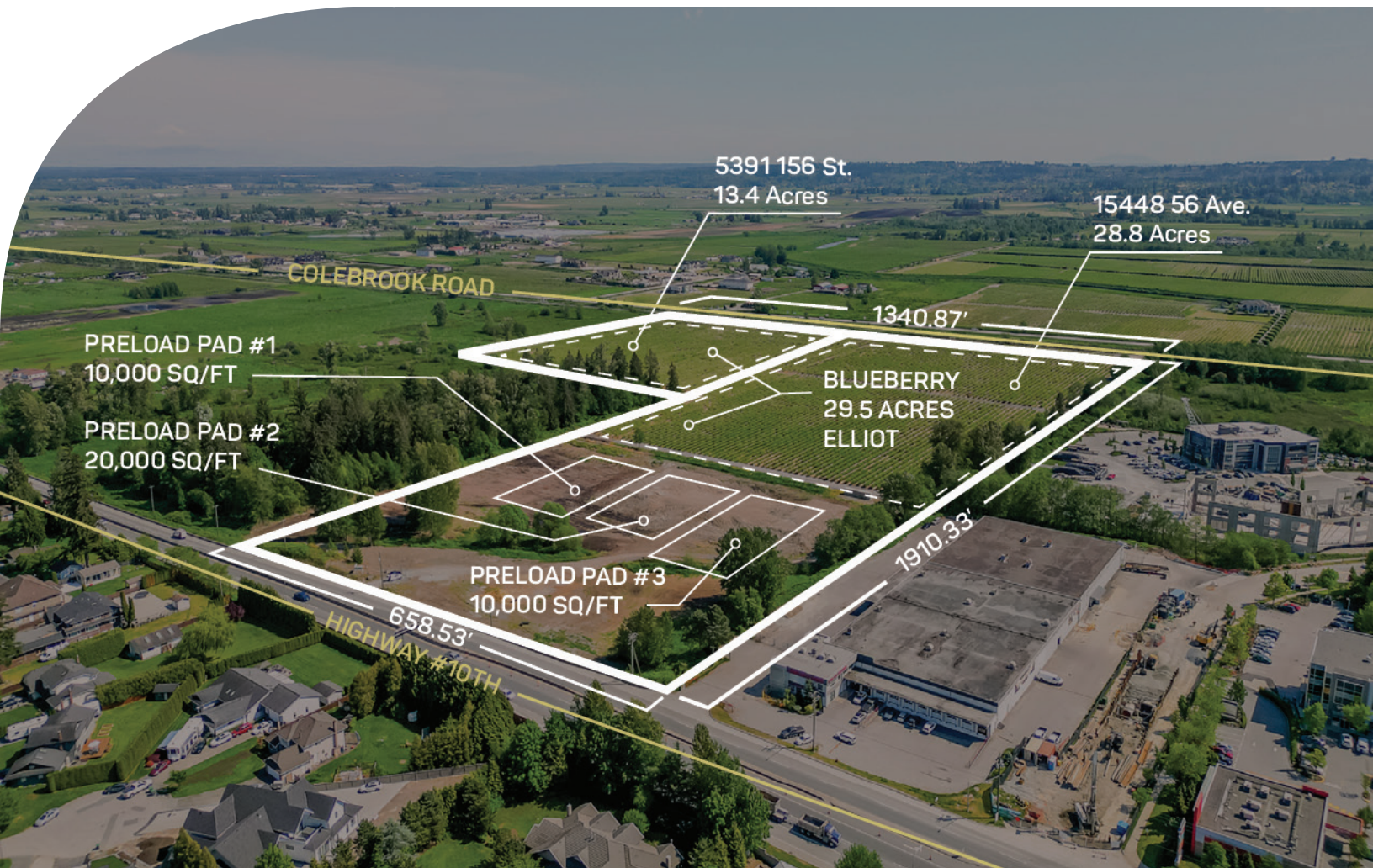
42.2 ACRE BLUEBERRY FARM WITH 3 PRELOADS AND 2 TITLES. Great holding investment close to the corner of 152 Street and Highway #10. There are 2 titles 5391 156 Street (13.4 Acres) and 15448 56 Ave (28.8 Acres), 2 Road frontage (Highway #10 and Colebrook Road), 2 - 10,000 SQ/FT Preload Pads for barns/ buildings, 20,000 SQ/FT Preload Pad for a 5,400 SQ/FT Home and a total of 29.5 Acres of full production Blueberries with Elliot variety producing approx. 250,000 LBS. Walking distance to all shopping and amenities, and easy access to Highway #10, #17, and #1.

PRICE \$7,350,000

Frontage #1: 658.53 ft (56 Avenue)

Frontage #2: 1340.87 ft (Colebrook Rd)

Depth: 1910.33 ft



- PID 013-219-014
- MLS R2842538
- CLS C8056923
- GROSS TAX \$1,154.94 - 2023
- ZONING A1

DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document

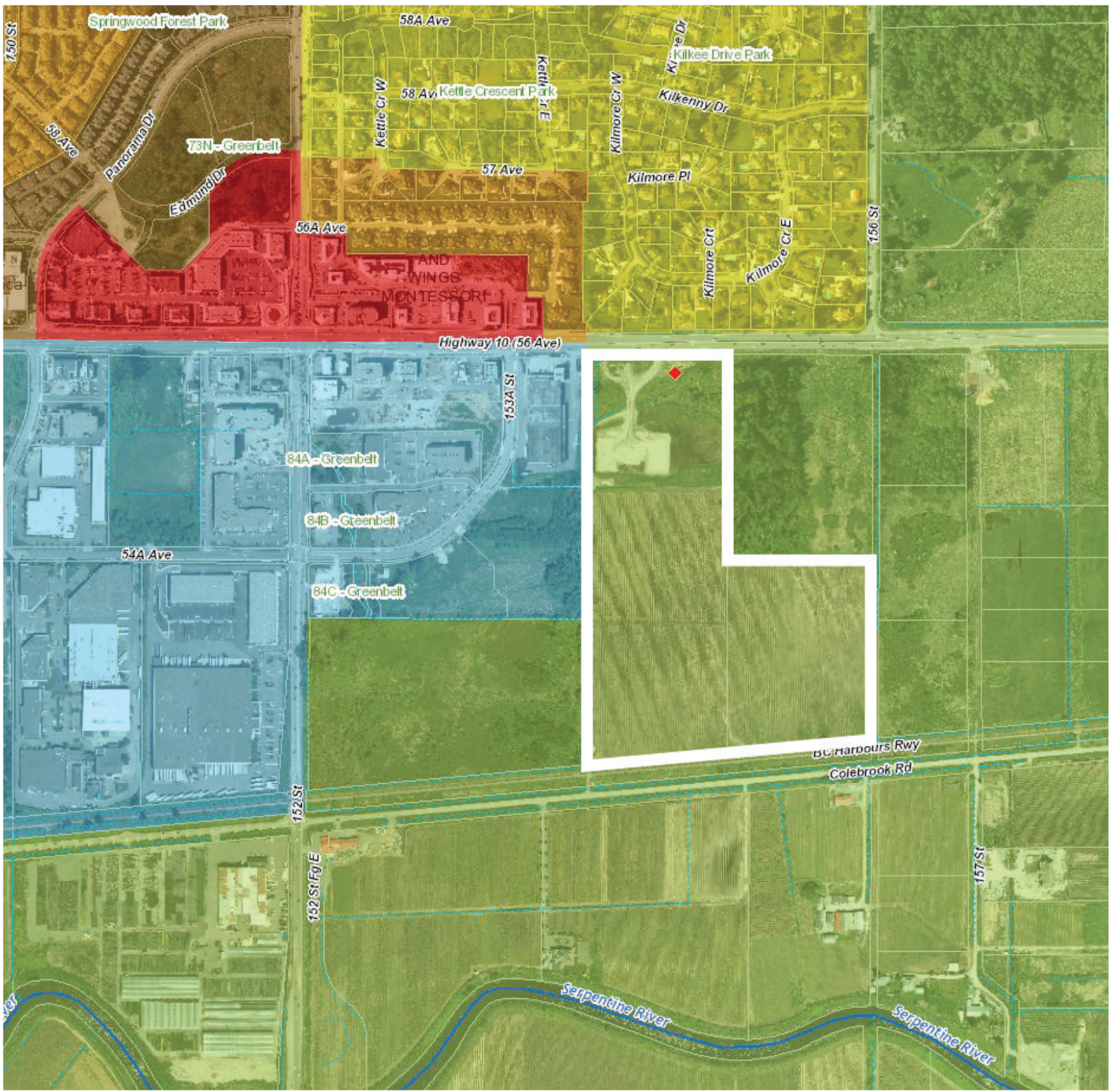












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