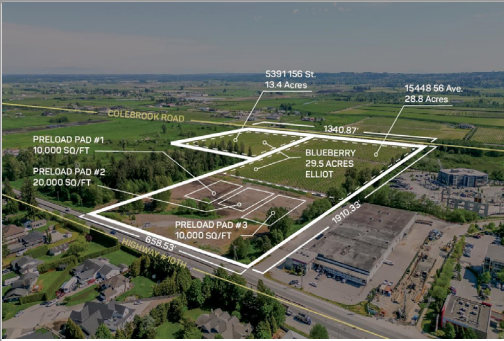


R2778072

Board: F, Land Only
Other

15448 56 AVENUE
Surrey
Sullivan Station
V3S 5K7

\$8,500,000 (LF)
(SP)



Days on Market: 0	List Date: 5/22/2023	Expiry Date: 5/22/2024
Previous Price: \$0	Original Price: \$8,500,000	Sold Date:
Frontage: 658.53	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 013-219-014	
Frontage Metric:	Taxes: \$1,095.57	
Depth: 1910.33	For Tax Year: 2022	
Price/SqFt:	Zoning: A1	
Sub-Type:	Rezoneable?:	
Exposure: North	Flood Plain: Yes	Lot Area
Permitted Use:		Acres: 42.20
Title to Land: Freehold NonStrata		Hect: 17.08
Tour:		SqFt: 0.00
View - Specify	Mountain and Valley	SqM: 0.00

Sanitary Sewer: None	Property Access: Road Access	First Nation Reserve:
Storm Sewer: None	Parking Access:	
Water Supply: City/Municipal	Fencing:	
Electricity: At Lot Line	Property in ALR/FLR: Yes - Agricultural Land	
Natural Gas: At Lot Line	Seller's Interest: Registered Owner	
Telephone Service: Available Nearby	Information Pkg: Yes	
Cable Service: Available Nearby	Sign on Property: Y	
Prospectus: Not Required	Sketch Attached: No	
Develop Permit: No	Property Disclosure: No : Provided upon acceptance	
Bldg Permit Apprv: No	Trees Logged in last 2yr?: No	
Building Plans: Not Available	Perc Test Avail:	
	Perc Test Date:	

Legal: **PARCEL 1, PART NW1/4, SECTION 2, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN (REF PL 42263) & PT ON PL BCP44948, (REF PL 8613)**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Restrictions: **None**

Commission: **1.25%**

List Broker 1: eXp Realty (Branch) - OFC: 833-817-6506	Appointments:	Touchbase
List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988	Call:	TOUCHBASE
List Sales Rep 2: Sirtaj Sekhon - PREC - Cell: 604-725-8403	Phone:	604-782-0988
List Broker 2: eXp Realty (Branch) - OFC: 833-817-6506		
List Broker 3:		
Sell Broker 1:		
Sell Sales Rep 1:		
Sell Broker 2:		
Sell Sales Rep 2:		
Owner:		

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details visit www.farmsinbc.com. The address includes 5391 156 Street, Shareholder of the property is a Licensed Realtor.**

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.

LND Full Realtor 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 05/19/2023 10:21 AM