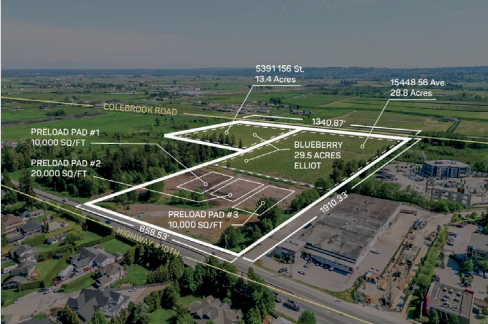


<b>Active</b>		<b>15448 56 AVENUE</b>		<b>\$7,350,000 (LP)</b>										
<b>R2842538</b>		Surrey		(SP)										
Board: F , Land Only		Sullivan Station												
Other		V3S 5K7												
		Days on Market: <b>0</b>	List Date: <b>1/22/2024</b>	Expiry Date: <b>1/22/2025</b>										
		Previous Price: <b>\$0</b>	Original Price: <b>\$7,350,000</b>	Sold Date:										
		Frontage: <b>658.53</b>	Subdiv/Complex:											
		Meas. Type: <b>Feet</b>	P.I.D.:	<b>013-219-014</b>										
		Frontage Metric:	Taxes:	<b>\$1,154.94</b>										
		Depth: <b>1910.33'</b>	For Tax Year:	<b>2023</b>										
		Price/SqFt:	Zoning:	<b>A1</b>										
		Sub-Type:	Rezoneable?:											
		Exposure: <b>North</b>	Flood Plain:	<b>Yes</b>										
		Permitted Use:			<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td><b>42.20</b></td> </tr> <tr> <td>Hect:</td> <td><b>17.08</b></td> </tr> <tr> <td>SqFt:</td> <td><b>0.00</b></td> </tr> <tr> <td>SqM:</td> <td><b>0.00</b></td> </tr> </tbody> </table>		Lot Area		Acres:	<b>42.20</b>	Hect:	<b>17.08</b>	SqFt:	<b>0.00</b>
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SqM:	<b>0.00</b>													
Title to Land: <b>Freehold NonStrata</b>		Tour: <b>Virtual Tour Link</b>												
View - Specify		<b>Mountain &amp; Valley Views</b>												
Sanitary Sewer: <b>None</b>	Property Access: <b>Road Access</b>	First Nation Reserve:												
Storm Sewer: <b>None</b>	Parking Access:													
Water Supply: <b>City/Municipal</b>	Fencing:													
Electricity: <b>At Lot Line</b>	Property in ALR/FLR: <b>Yes - Agricultural Land</b>													
Natural Gas: <b>At Lot Line</b>	Seller's Interest: <b>Registered Owner</b>													
Telephone Service: <b>Available Nearby</b>	Information Pkg: <b>Yes</b>													
Cable Service: <b>Available Nearby</b>	Sign on Property: <b>Y</b>													
Prospectus: <b>Not Required</b>	Sketch Attached: <b>No</b>													
Develop Permit: <b>No</b>	Property Disclosure: <b>Yes:</b>													
Bldg Permit Apprv: <b>No</b>	Trees Logged in last 2yr?: <b>No</b>													
Building Plans: <b>Not Available</b>	Perc Test Avail:													
	Perc Test Date:													
<b>Legal: PARCEL 1, PART NW1/4, SECTION 2, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN (REF PL 42263) &amp; PT ON PLBCP44948, (REF PL 8613)</b>														
<b>Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby</b>														
<b>Restrictions: None</b>														
<b>Commission: 1.25%</b>														
List Broker 1: <b>eXp Realty (Branch) - OFC: 833-817-6506</b> List Sales Rep 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Sales Rep 2: List Broker 2: List Broker 3: Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: Owner:		nav@farmsinbc.com		Appointments: <b>Touchbase</b> Call: <b>TOUCHBASE</b> Phone: <b>604-782-0988</b>										
<b>Realtor Remarks: PRIVACY - DO NO 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.</b>														
<b>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.</b>														

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'. 01/19/2024 12:08 PM