



21896 40 AVENUE, LANGLEY

11.66 ACRES • 2 HOUSES & AGRI-BUSINESS



FARMS IN BC
REAL ESTATE GROUP

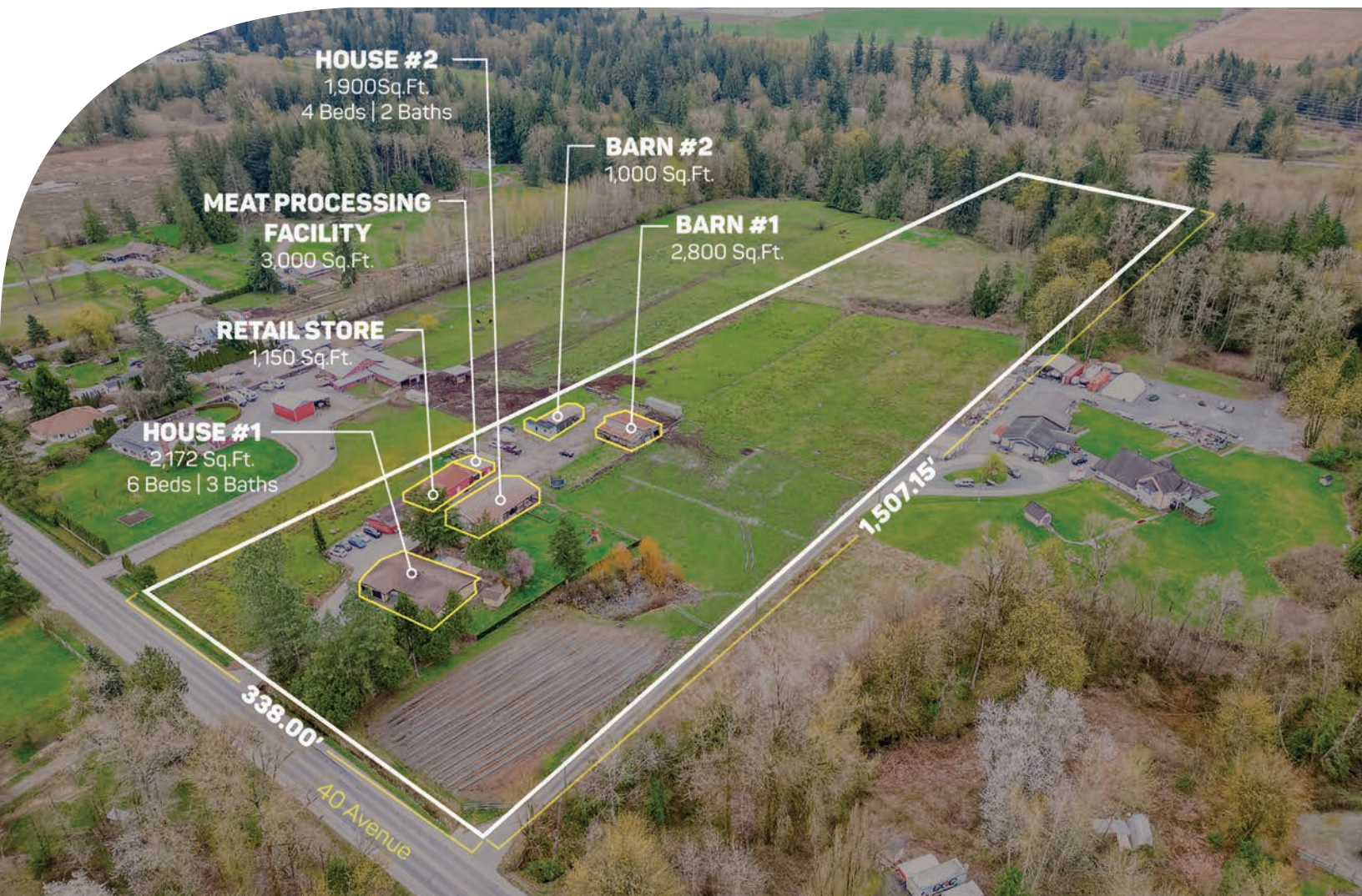
ABOUT THE PROPERTY

11.66 ACRES, 2 HOMES AND MEAT PROCESSING FACILITY. Fully renovated 2,172 SQ/FT Rancher with 6 Bed and 3 Bath. Fully Renovated Mobile Home 1,900 SQ/FT with 4 Bed, 2 Bath. Currently zoned RU-3 and RU-9 (0.66 Acres for Business). 3,000 SQ/FT Meat processing facility with multiple walk-in coolers, freezers, smoke house, processing areas and 1500 SQ/FT retail shop all rented until October 2025 for \$5,000/Month. 2 barns 2,800 SQ/FT and 1,000 SQ/FT. Fertile soil is great for various crops, currently growing garlic. Great location to build your dream home and have a turnkey business. The property is close to all amenities and entertainment and has easy access to Fraser Highway and USA Border.

PRICE \$3,850,000

Frontage: 338.00 ft (40 Avenue)

Depth: 1,507.15 ft



- PID 013-266-721
- MLS R2866512
- GROSS TAX \$2,857.42 - 2023
- ZONING RU-3

DUE DILIGENCE DOCUMENTS

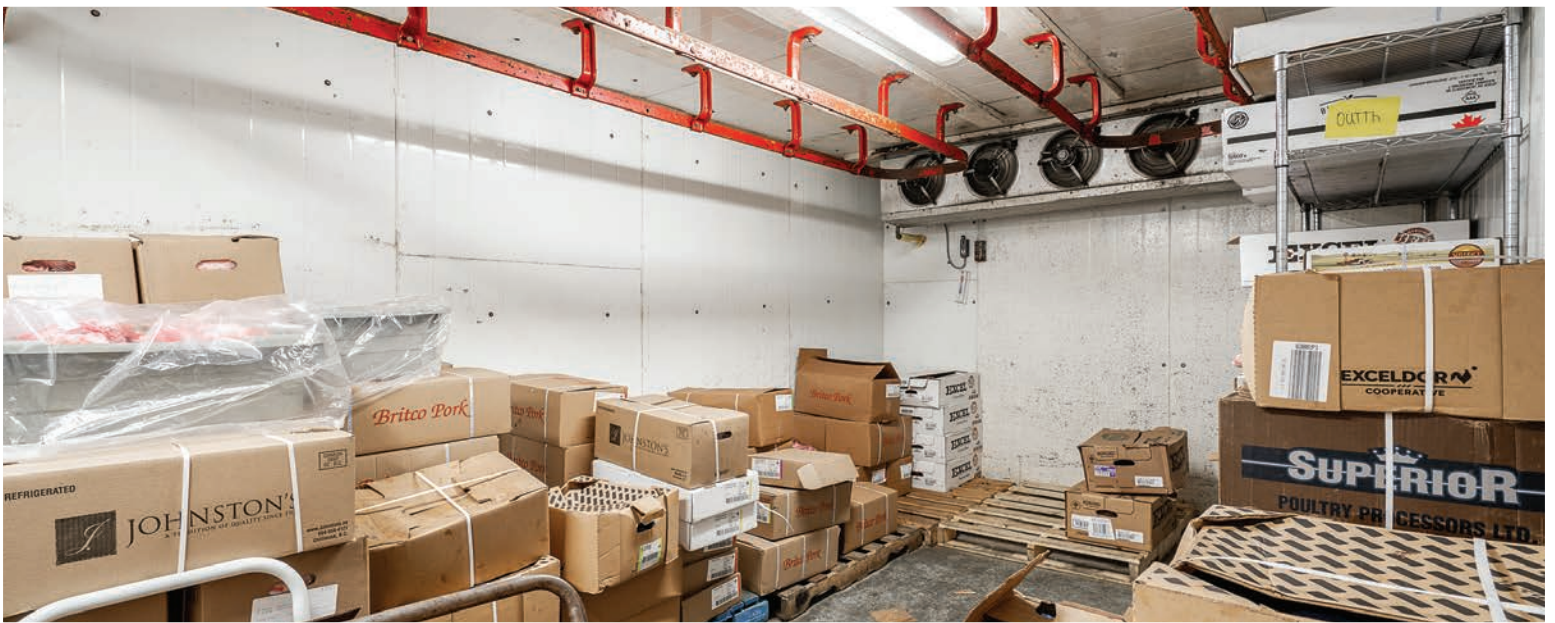
- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document













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