



17027 40 AVENUE, SURREY

9.43 ACRES • 2 HOUSES & BLUEBERRY FARM



FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

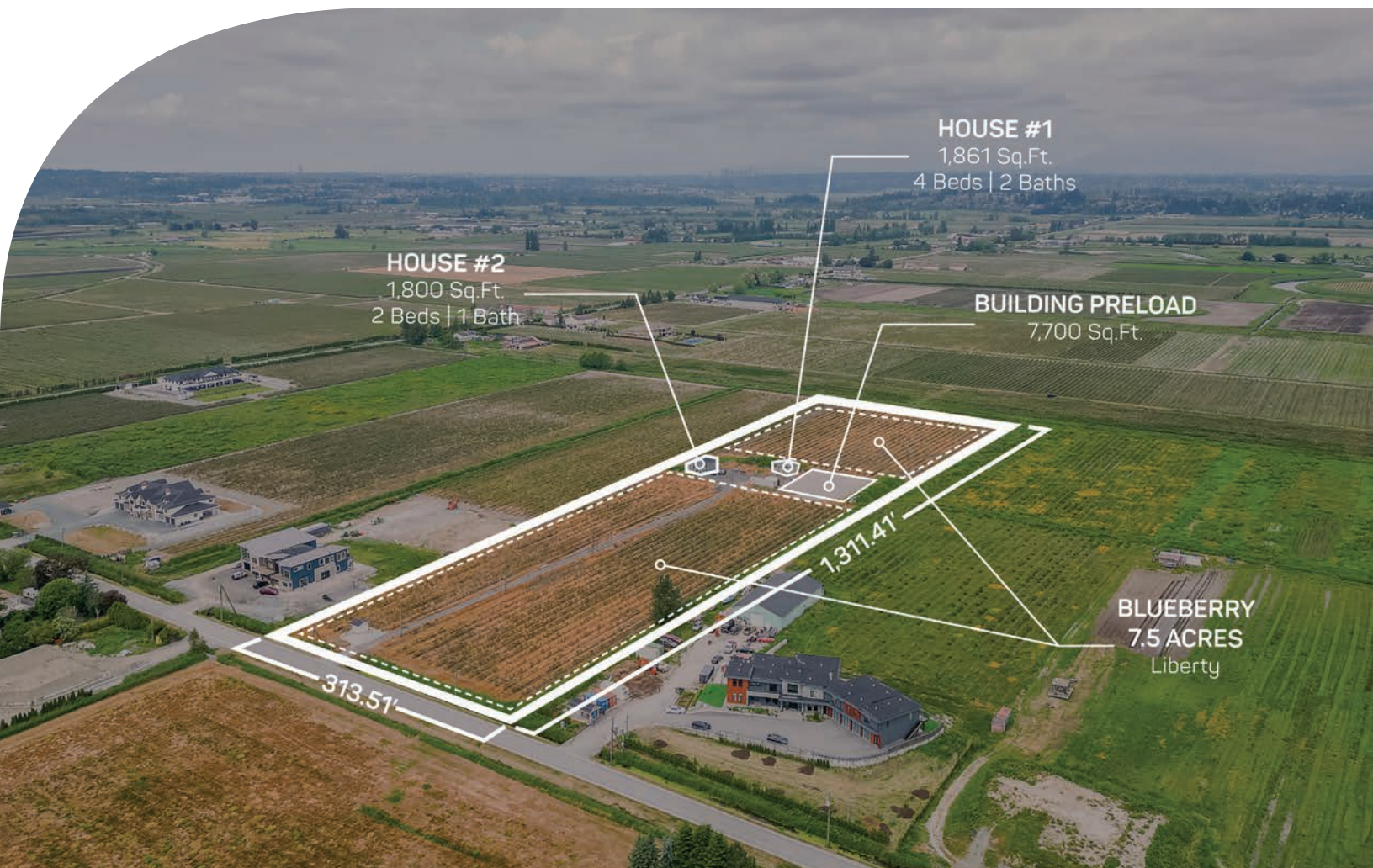
9.43 ACRES WITH TWO HOUSES AND BLUEBERRY FARM!

Rare opportunity to build your dream home of 5,400 SQ/FT 600 Feet from 40 Avenue, and access to all utilities (City Water, Gas, Hydro, and Electricity). Centrally located just east of Morgan Creek with amazing valley and mountain views. The property has 2 - 1,800 square feet of houses. The first house has 2 bedrooms & 1 bath with an unfinished basement; the second house has a total of 4 bedrooms & 2 baths. 10,000 SQ/FT Preload area approved for a 7,700 SQ/FT Building. The property is planted in three-year-old Liberty variety blueberry with full drip irrigation. Close to all amenities; schools, transit, and shopping. Easy access to Highway #10, Highway #15, and the US Border.

PRICE \$4,475,000

Frontage: 313.51 ft (40 Avenue)

Depth: 1,311.41 ft



- PID 000-612-286
- MLS R2869602
- GROSS TAX \$6,524.70 - 2023
- ZONING A1

DUE DILIGENCE DOCUMENTS

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





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