



**25892 38 AVENUE, LANGLEY**

5 ACRES • HOUSE & TWO LARGE BUILDINGS



**FARMS IN BC**  
REAL ESTATE GROUP



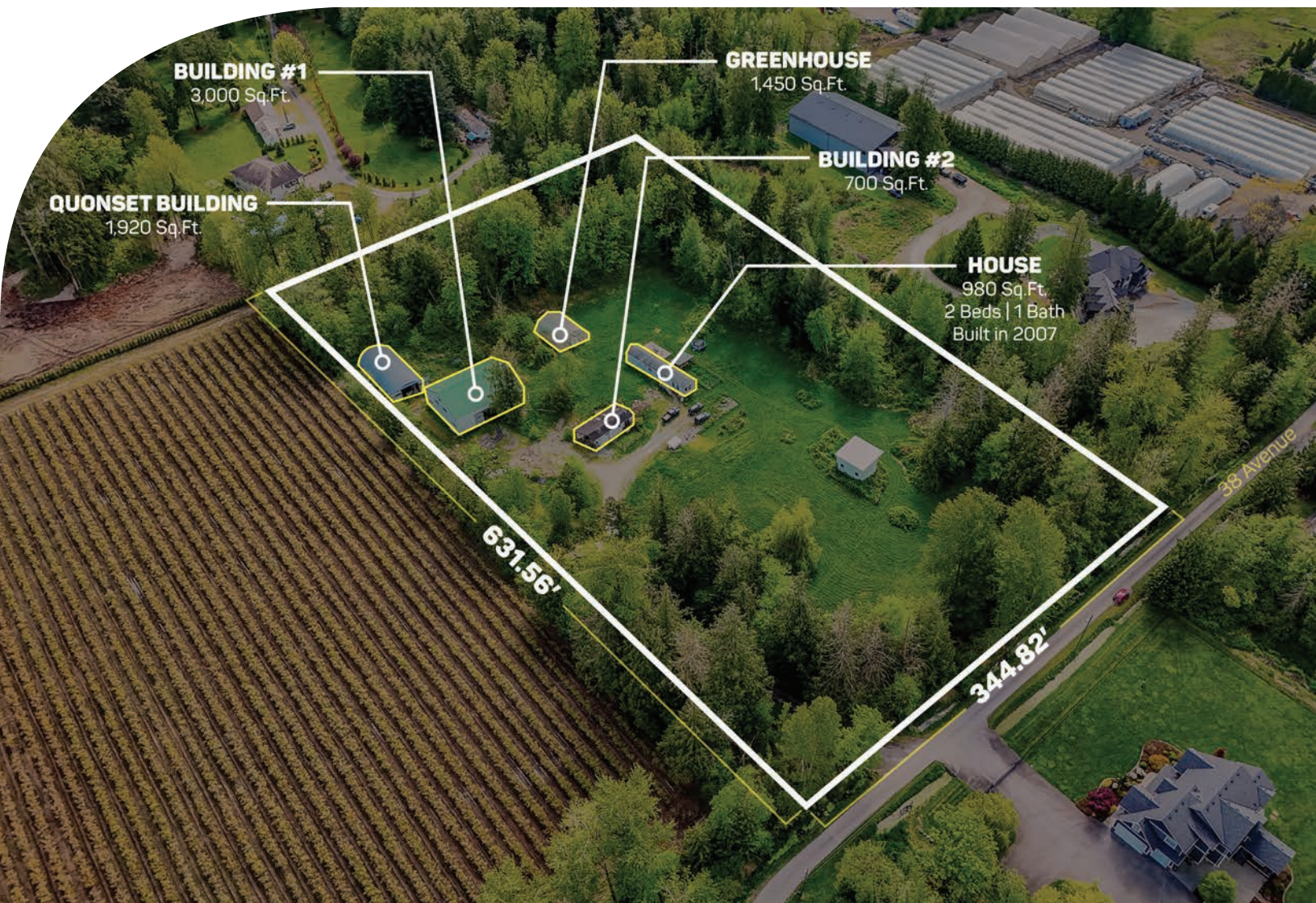
## ABOUT THE PROPERTY

**5 ACRES WITH 2 LARGE BUILDINGS.** Build an Estate Home on a private/ quite dead-end road that is privacy hedged. Mobile Home is 980 SQ/FT 2 Bedroom and 1 Bathroom. There is a Large 3,000 SQ/FT Building with commercial height, a 1,920 SQ/FT Quonset Building, a 1,450 SQ/FT Polly Greenhouse, and a 700 SQ/FT Storage Building. All utilities available, newer Drilled Well, Septic, Natural Gas, Hydro (optional to upgrade at lot line). Close to all amenities and easy access to Fraser Highway, Highway #1, and USA Border.

**PRICE \$2,450,000**

**Frontage:** 344.82 ft (38 Avenue)

**Depth:** 631.56 ft



- PID 010-763-783
- MLS R2877447
- GROSS TAX \$6,577.08 - 2023
- ZONING RU-1

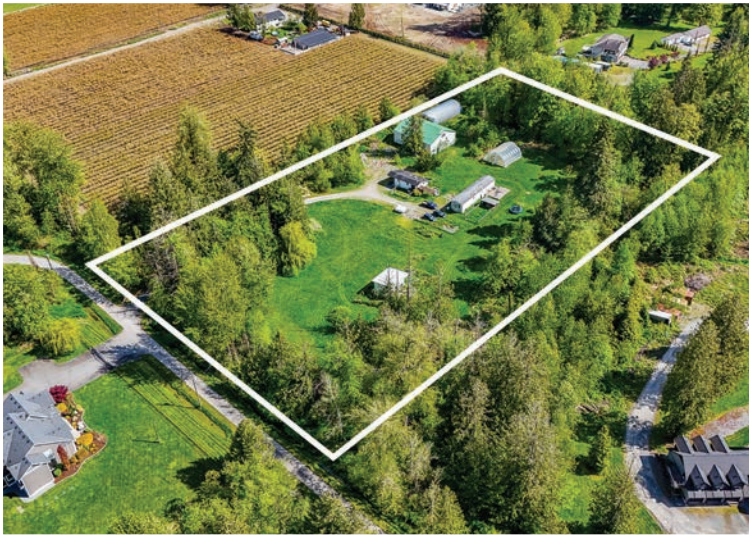
### DUE DILIGENCE DOCUMENTS

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









**NAV SEKHON**

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**exp**  
REALTY

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