



24862 16 AVENUE, LANGLEY

5.70 ACRES • HOUSE & LARGE DOG KENNEL BUSINESS



FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

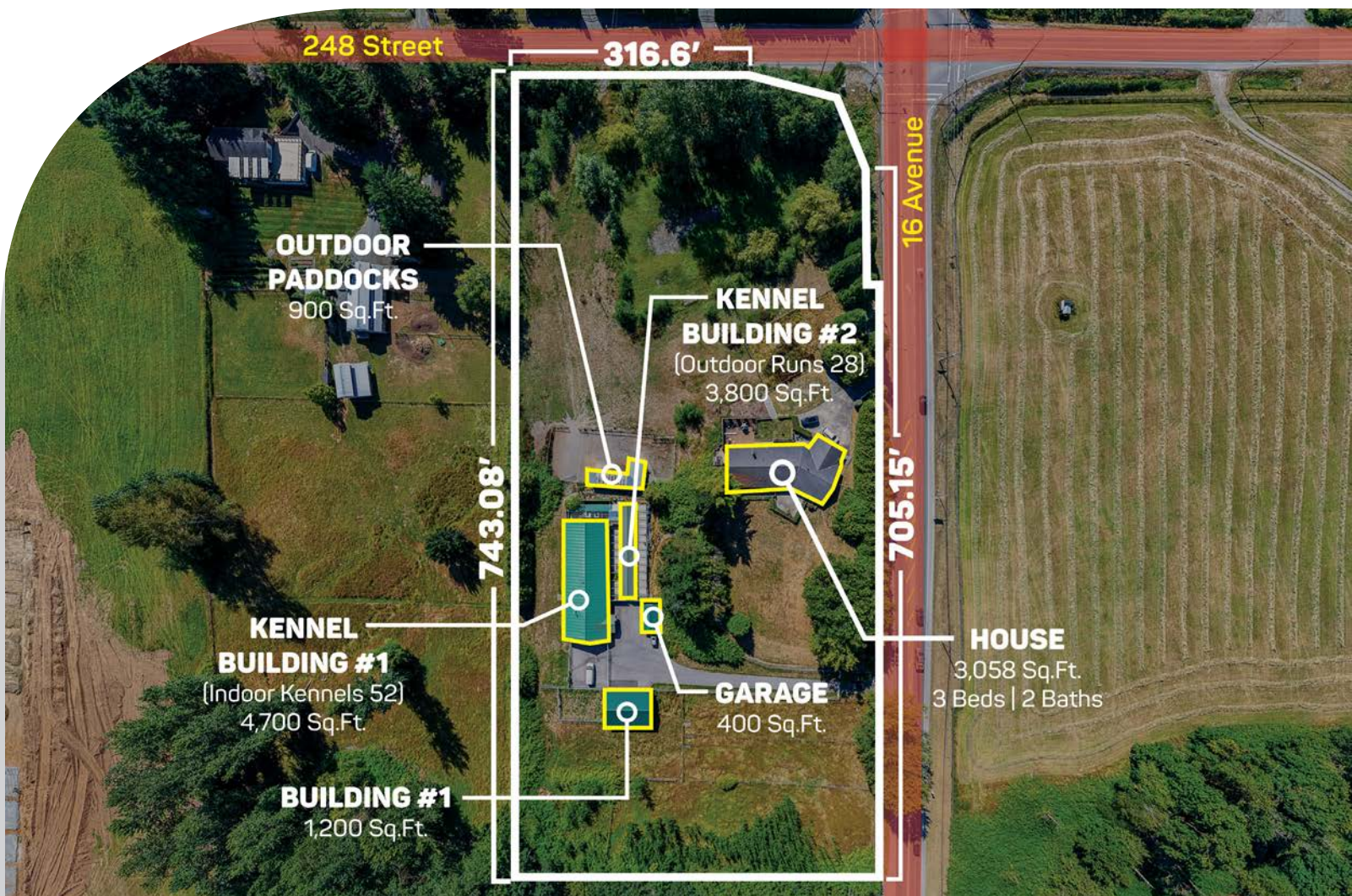
PRICE \$3,895,000

Frontage #1: 705.15 ft (16 Avenue)

Frontage #2: 316.6 ft (248 Street)

Depth: 316.6 ft

5.7 ACRES HOUSE AND LARGE DOG KENNEL BUSINESS. Welcome to Country Squire Boarding Kennels. The property is in a prime location situated on 2 road frontages (16 Avenue and 248 Street). Fully renovated sprawling rancher that boasts 3,058 SQ.FT 3 Bedrooms and 2 Bathrooms + a built-in Kennel in the home for your personal Dogs. The infrastructure is very well maintained and includes two large Dog Kennels. Kennel Building #1 is 4,700 SQ/FT and can hold 52 in/out kennels, and Kennel Building #2 is 3,800 SQ/FT with 28 runs, an office, a washroom, and room for expansion for grooming. Large open field for dog training. Additional buildings include a storage garage 400 SQ/FT, a storage Building 1,200 SQ/FT, and a 900 SQ/FT Barn with horse paddocks. Quick and Easy access to the USA Border and Fraser Highway.



- PID 000-643-645
- MLS R3032331
- GROSS TAX \$7,989.52 - 2024
- ZONING RU-2

DUE DILIGENCE DOCUMENTS

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













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REALTY

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