



22444 72 AVENUE, LANGLEY

2.01 ACRES • HOUSE & 3 BUILDINGS


F FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

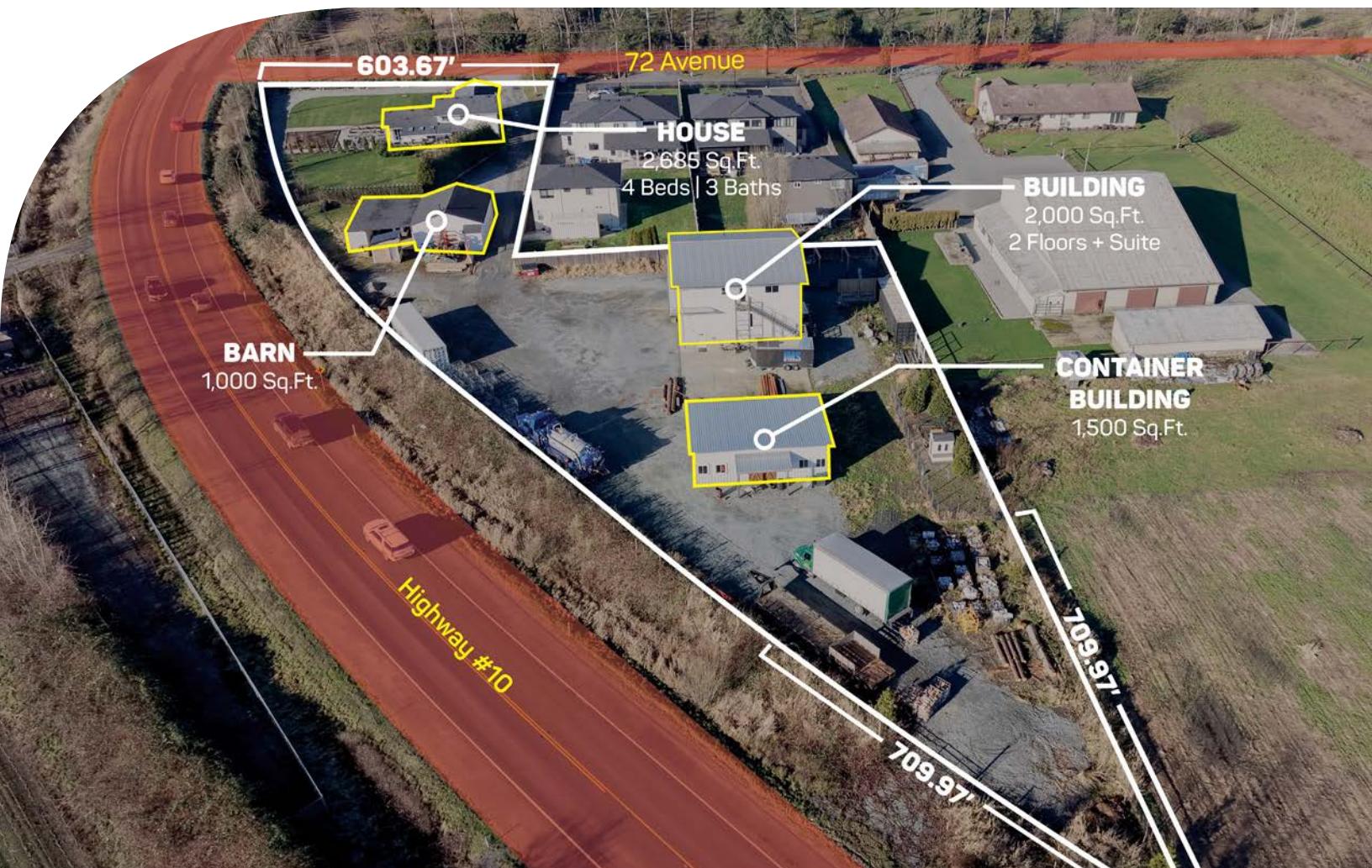
2 ACRE property in the desirable Salmon River area with high exposure and dual road frontage on 72 Avenue and Highway #10. Features a fully renovated 2,685 SQ/FT, 3-level home in 2022, offering 4 bedrooms and 3 bathrooms, air conditioning, updated flooring, wood-burning, and gas fireplaces. Large patio and spacious rec room with wet bar and office. Outstanding outbuildings include a 2,800 SQ/FT Workshop Building with 2 large bay doors, 16' height, 220 amp services, 3 offices, a boardroom, and a 3-bedroom suite with full bath, a 1,000 SQ/FT Barn, and a 1,500 SQ/FT Container Building. Fully graveled yard with ample outdoor storage and parking. Prime location close to amenities with easy access to Hwy #1, Fraser Hwy, and Glover Rd.

PRICE \$2,625,000

Frontage #1: 603.67 ft (72 Avenue)

Frontage #2: 709.97 ft (Hwy #10)

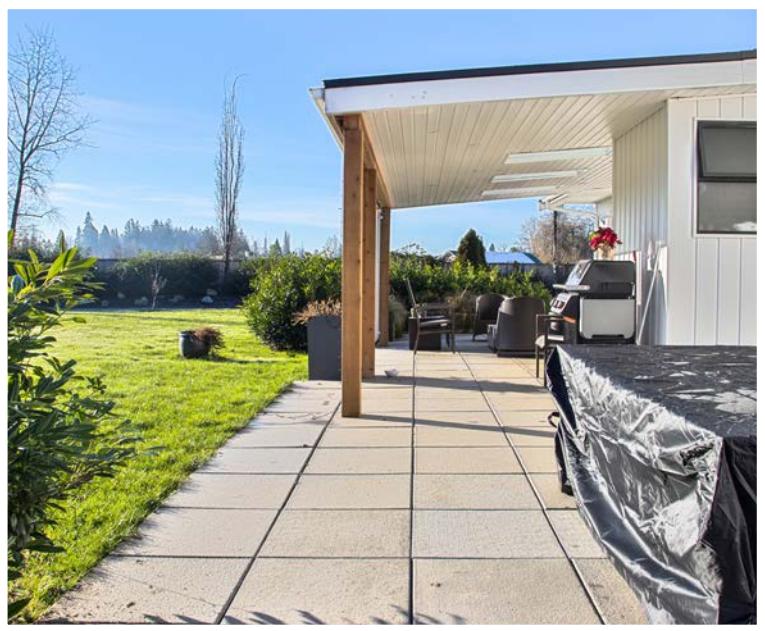
Depth: 709.97 ft

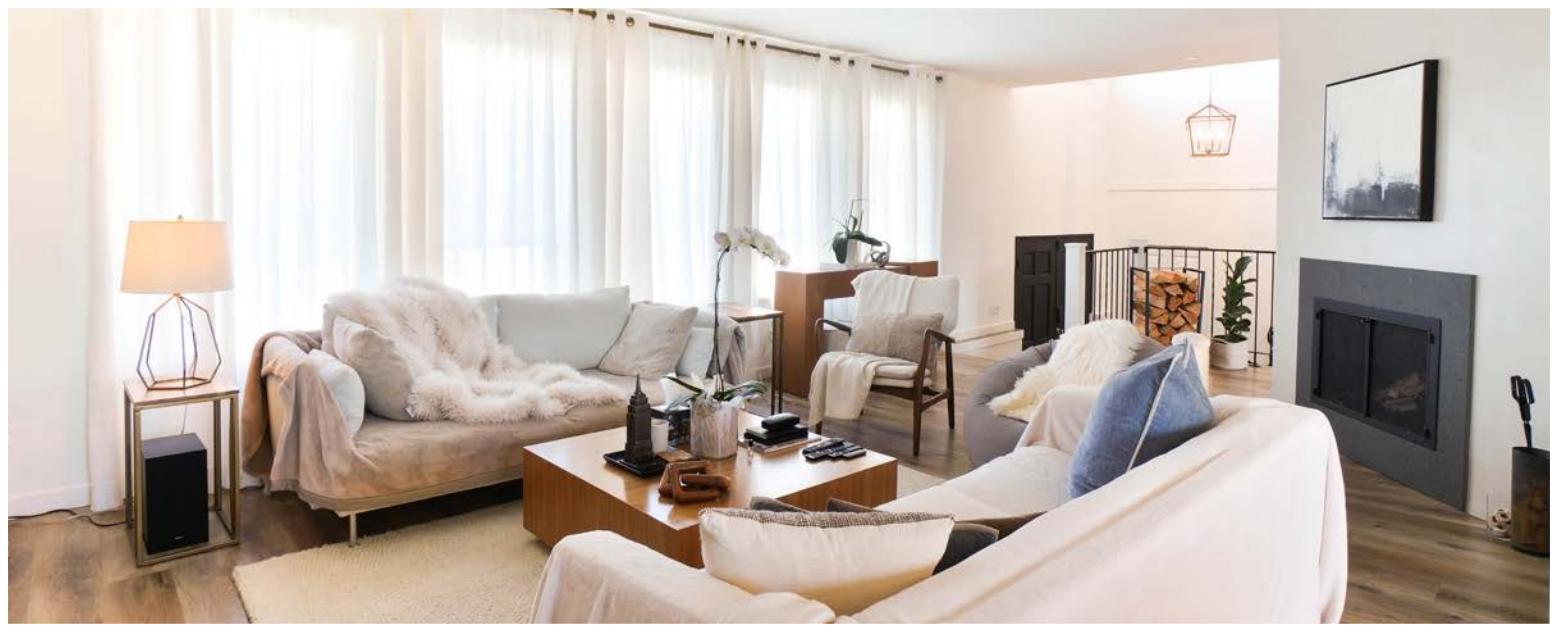


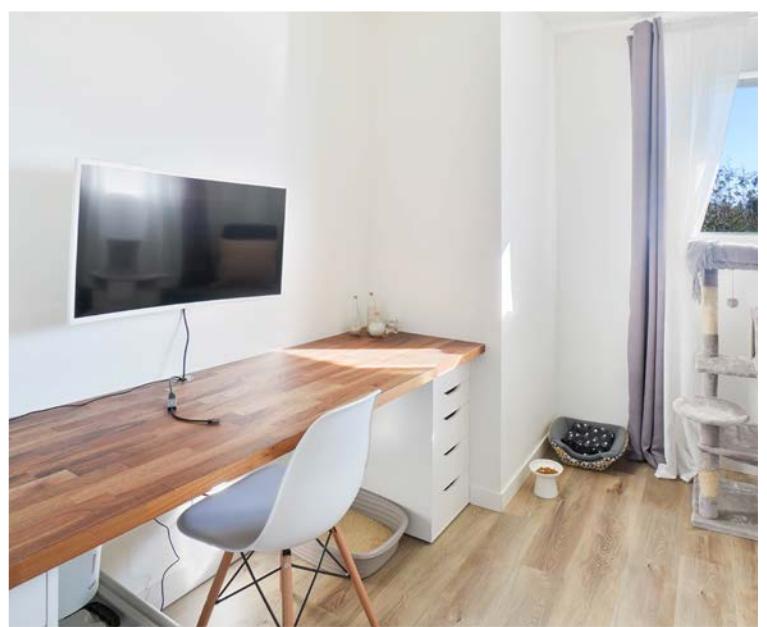
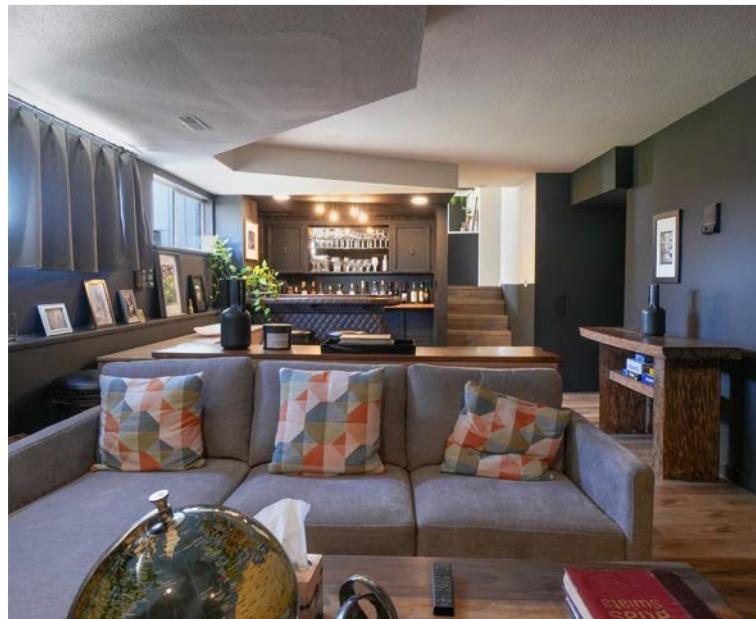
- PID 007-913-214
- MLS R3081887
- **GROSS TAX** \$5,002.92 - 2025
- **ZONING** RU-1

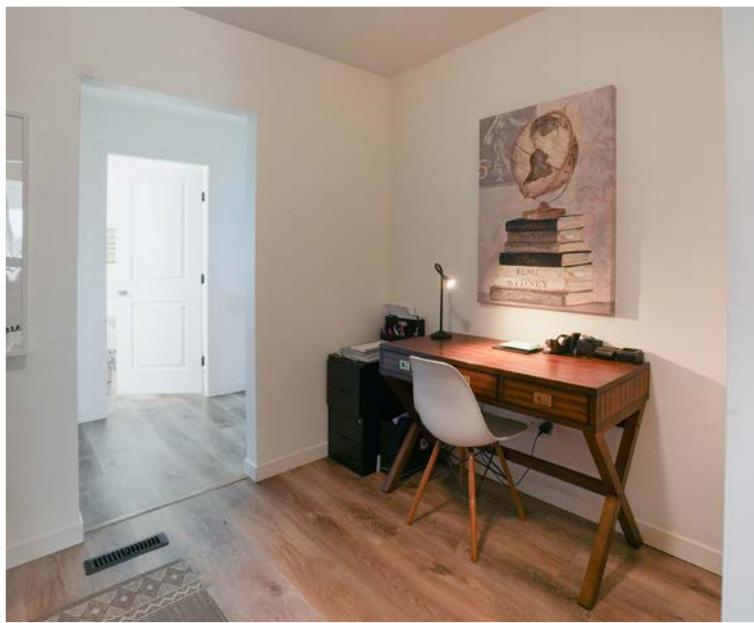
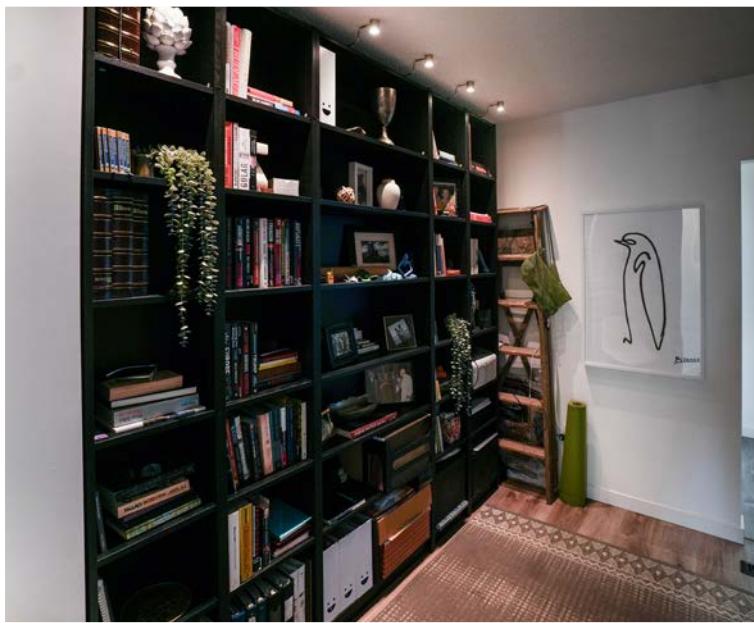
DUE DILIGENCE DOCUMENTS

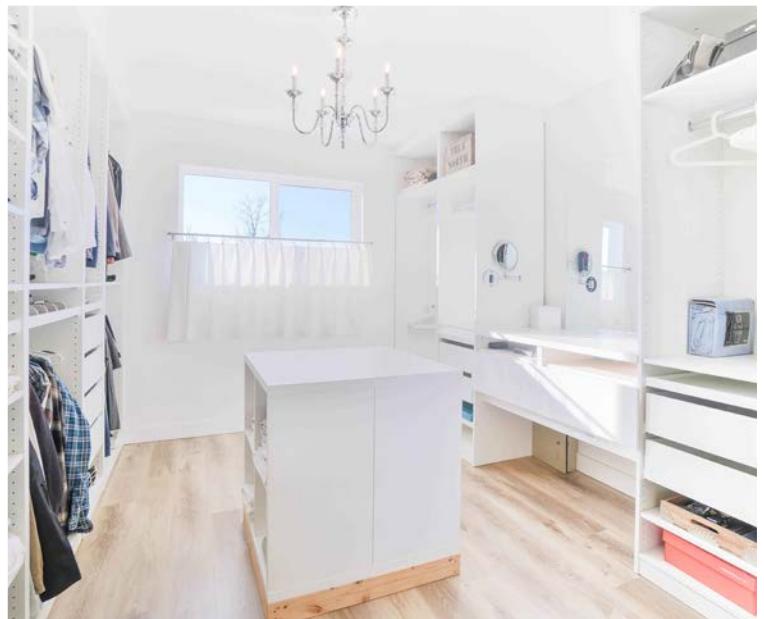
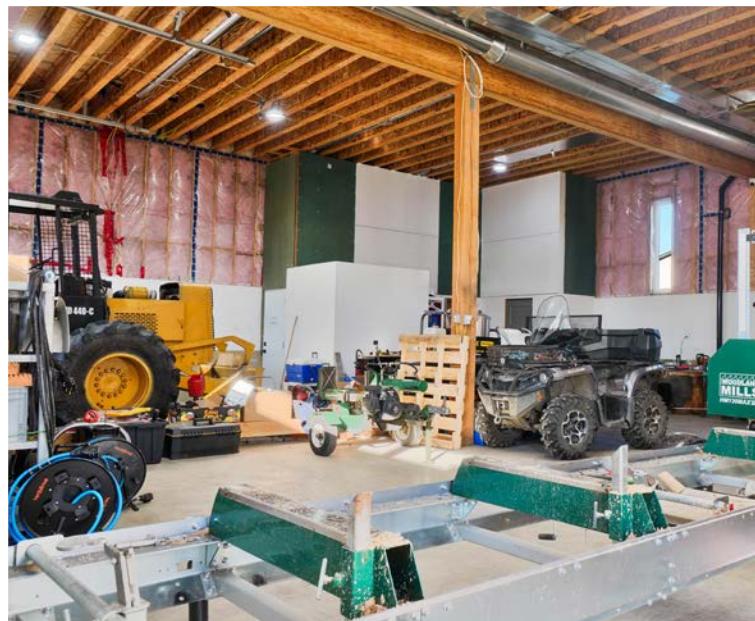
- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document

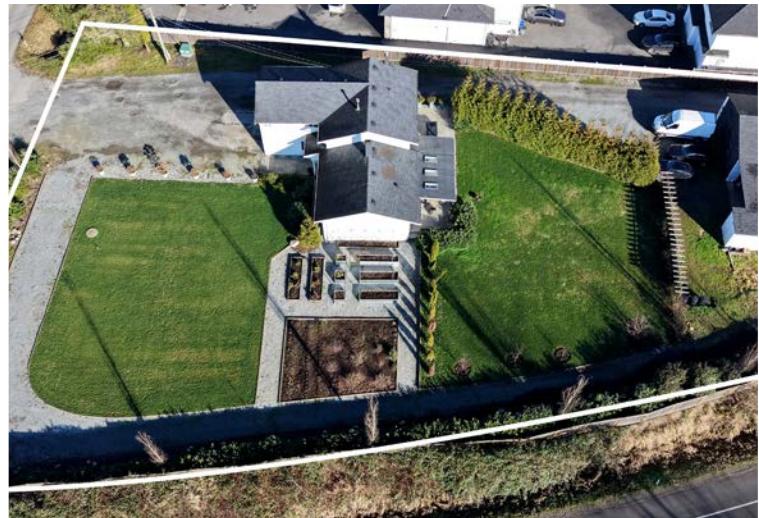












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