



## 15448 56 AVENUE AND 5391 156 STREET

42.2 ACRES • BLUBERRY FARM | 3 PRELOADS & 2 TITLES

  
**F FARMS IN BC**  
REAL ESTATE GROUP

## ABOUT THE PROPERTY

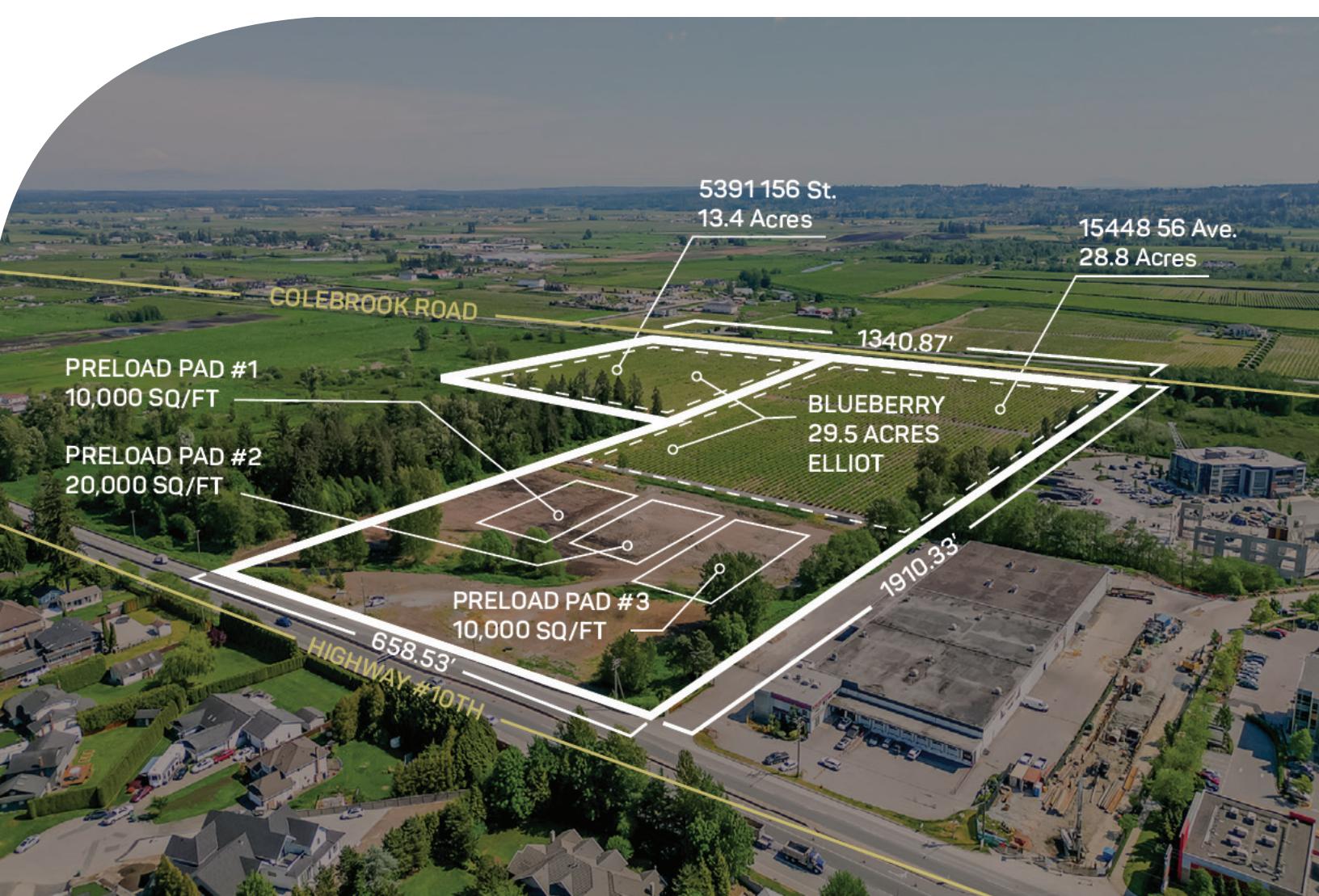
**PRICE 5,850,000**

**Frontage #1:** 658.53 ft (56 Avenue)

**Frontage #2:** 1340.87 ft (Colebrook Rd)

**Depth:** 1910.33 ft

**42.2 ACRE BLUEBERRY FARM WITH 3 PRELOADS AND 2 TITLES.** Great holding investment close to the corner of 152 Street and Highway #10. There are 2 titles 5391 156 Street (13.4 Acres) and 15448 56 Ave (28.8 Acres), 2 Road frontage (Highway #10 and Colebrook Road), 2 - 10,000 SQ/FT Preload Pads for barns/ buildings, 20,000 SQ/FT Preload Pad for a 5,400 SQ/FT Home and a total of 29.5 Acres of full production Blueberries with Elliot variety producing approx. 250,000 LBS. Walking distance to all shopping and amenities, and easy access to Highway #10, #17, and #1.



### DUE DILIGENCE DOCUMENTS

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

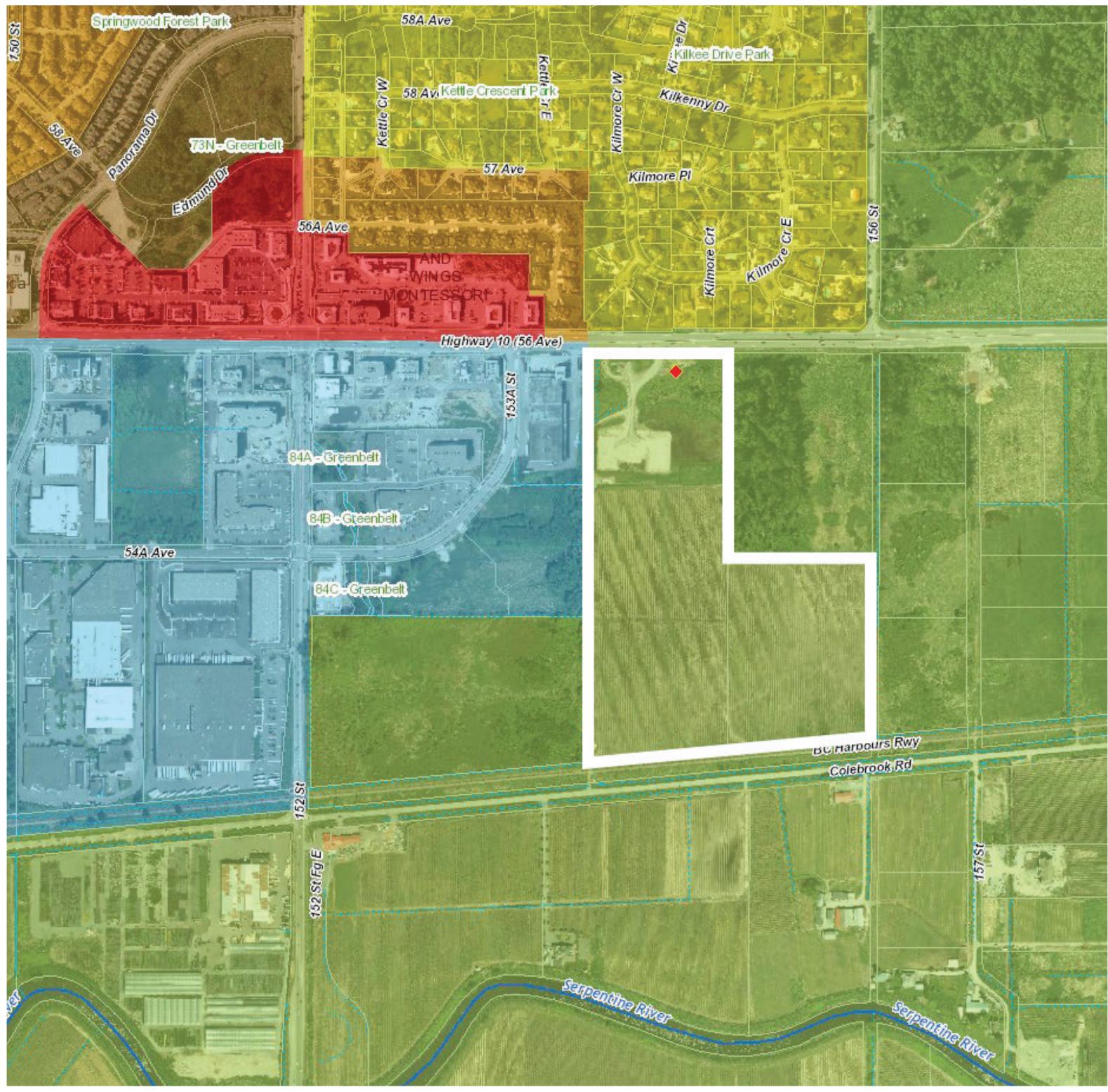












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REALTY

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