FARMS IN BC
REAL ESTATE GROUP

Active
R3089829
Board: F , Land Only
Other

17972 80 AVENUE
North Surrey
Port Kells
V4N 6G3

$3,150,000 (LP)
(SP)

Days on Market:	**0**	List Date:	**2/24/2026**	Seller's Acceptance Date:	
Orig Price:	**$3,150,000**	Expiry Date:	**2/24/2027**	Subject Removal Date:	
Prev Price:	**$0**			Completion Date:	

Frontage:	**1,638.36**	Subdiv/Complex:	
Meas. Type:	**Feet**	P.I.D.:	**009-287-141**
Frontage Metric:		Taxes:	**$852.03**
Depth:	**701.96**	For Tax Year:	**2025**
Price/SqFt:		Zoning:	**A1**
Sub-Type:		Rezoneable?:	
Exposure:	**North**	Flood Plain:	**Yes**
Permitted Use:			
Title to Land:	**Freehold NonStrata**		
Tour:	**Virtual Tour URL**		
View - Specify	**Mountain and Valley Views**		

Lot Area	
Acres:	**26.07**
Hect:	**10.55**
SqFt:	**0.00**
SqM:	**0.00**

Sanitary Sewer:	**None**	Property Access:	**Road Access**	First Nation Reserve:	
Storm Sewer:	**None**	Parking Access:			
Water Supply:	**Well - Drilled**	Fencing:			
Electricity:	**At Lot Line**	Property in ALR/FLR:	**Yes - Agricultural Land**		
Natural Gas:	**At Lot Line**	Seller's Interest:	**Registered Owner**		
Telephone Service:	**Available Nearby**	Information Pkg:	**Yes**		
Cable Service:	**Available Nearby**	Sign on Property:	**Y**		
Prospectus:	**Not Required**	Sketch Attatched:	**No**		
Develop Permit:	**No**	Property Disclosure:	**No : Upon Accepted Offer**		
Bldg Permit Apprv:	**No**	Trees Logged in last 2yr?:	**No**		
Building Plans:	**Not Available**	Perc Test Avail:			
		Perc Test Date:			

Legal: **LOT 3, PLAN NWP23649, PART NW1/4, SECTION 20, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP46014**

Site Influences: **Cleared, Private Setting, Shopping Nearby**
Restrictions: **Right of Way**
Commission: **3.22% ON THE FIRST $100,000 & 1.15% ON THE REMAINING BALANCE**

List Broker 1:	**eXp Realty of Canada, Inc. - OFC: 833-817-6506**	Appointments:	**Touchbase**
List Sales Rep 1:	**Nav Sekhon - PREC - Phone: 604-782-0988**	Call:	**TOUCHBASE**
List Sales Rep 2:		Phone:	**604-782-0988**
List Broker 2:			
List Broker 3:		3:	
Buyer's Broker 1:			
Buyer's Agent 1:			
Buyer's Broker 2:			
Buyer's Agent 2:			
Owner:			

nav@farmsinbc.com

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.**

26.07 ACRES - LAND ONLY in Port Kells. Build your Estate Home up to 5,400 SQ/FT and a Barn up to 10,000 SQ/FT. Large frontage on 80th Avenue, high visibility that is great for any agri-business, and great mountain and valley views. Fertile soil suitable for various crops, fruits & vegetables. Easy access to Highway #15 (176 Street), Fraser Highway, Highway #1 (Trans-Canada), and Golden Ears Way. It is close to all amenities.

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