

Active		3240 64 STREET		\$4,188,000 (LP)											
R3097795		Ladner		(SP)											
Board: V, Land Only		Ladner Rural													
Other		V4L 2N7													
	Days on Market: 0		List Date: 3/12/2026	Seller's Acceptance Date:											
	Orig Price: \$4,188,000		Expiry Date: 3/12/2027	Subject Removal Date:											
	Prev Price: \$0				Completion Date:										
	Frontage: 895.00	Subdiv/Complex:													
	Meas. Type: Feet	P.I.D.: 024-591-017													
	Frontage Metric:	Taxes: \$3,163.94													
	Depth: 2283.46	For Tax Year: 2024													
	Price/SqFt:	Zoning: A1													
	Sub-Type:	Rezoneable?:													
	Exposure: South	Flood Plain: Yes													
Permitted Use:				<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>42.52</td> </tr> <tr> <td>Hect:</td> <td>17.21</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </tbody> </table>		Lot Area		Acres:	42.52	Hect:	17.21	SqFt:	0.00	SqM:	0.00
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SqM:	0.00														
Title to Land: Freehold NonStrata		Tour: Virtual Tour URL													
View - Specify															
Sanitary Sewer: None		Property Access: Road Access		First Nation Reserve:											
Storm Sewer: None		Parking Access:													
Water Supply: City/Municipal		Fencing:													
Electricity: Available		Property in ALR/FLR: Yes - Agricultural Land													
Natural Gas: Available		Seller's Interest: Registered Owner													
Telephone Service: Available Nearby		Information Pkg: Yes													
Cable Service: Available Nearby		Sign on Property: N													
Prospectus: Not Required		Sketch Attached: Yes													
Develop Permit: No		Property Disclosure: Yes:													
Bldg Permit Apprv: No		Trees Logged in last 2yr?: No													
Building Plans: Not Available		Perc Test Avail:													
		Perc Test Date:													
Legal: LOT 5, PLAN LMP43301, SECTION 25, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP784															
Site Influences: Central Location, Shopping Nearby															
Restrictions: Right of Way															
Commission: 3.22% ON THE 1ST \$100,000 AND 1.15% ON THE 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:															
Buyer's Broker 1:															
Buyer's Agent 1:															
Buyer's Broker 2:															
Buyer's Agent 2:															
Owner:															
<p>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.</p> <p>42.52 ACRES LAND ONLY. Fertile soil suitable to grow various crops, Blueberry and Vegetables. Take advantage of this high exposure, high traffic location with 1043.31 feet on Highway #17. Great location to build your dream home, close to Delta Port, Delta Hospital. Easy access to all major Shopping Centers, Schools, and Entertainment. Easy access to Highway #17, Highway #17A, and Delta Port Way.</p>															