FARMS IN BC
REAL ESTATE GROUP

Active
R3113714
Board: F , Land Only
Other

26164 16 AVENUE
Langley
Otter District
V4W 2S1

$2,300,000 (LP)
(SP)

Days on Market:	**46**	List Date:	**4/23/2026**	Seller's Acceptance Date:	
Orig Price:	**$2,488,000**	Expiry Date:	**4/23/2027**	Subject Removal Date:	
Prev Price:	**$2,488,000**			Completion Date:	

Frontage:	**667.10**	Subdiv/Complex:	
Meas. Type:	**Feet**	P.I.D.:	**010-454-511**
Frontage Metric:		Taxes:	**$1,262.55**
Depth:	**1,293.63**	For Tax Year:	**2025**
Price/SqFt:		Zoning:	**RU - 2**
Sub-Type:		Rezoneable?:	
Exposure:	**South**	Flood Plain:	**No**
Permitted Use:			
Title to Land:	**Freehold NonStrata**		
Tour:	**Virtual Tour URL**		
View - Specify	**Mountain and Valley**		

Lot Area	
Acres:	**19.75**
Hect:	**7.99**
SqFt:	**0.00**
SqM:	**0.00**

Sanitary Sewer:	**None**
Storm Sewer:	**None**
Water Supply:	**Other**
Electricity:	**At Lot Line**
Natural Gas:	**At Lot Line**
Telephone Service:	**Available Nearby**
Cable Service:	**Not Available**
Prospectus:	**Not Required**
Develop Permit:	**No**
Bldg Permit Apprv:	**No**
Building Plans:	**Not Available**

Property Access:	**Road Access**	First Nation Reserve:
Parking Access:		
Fencing:		
Property in ALR/FLR:	**Yes - Agricultural Land**	
Seller's Interest:	**Court Ordered Sale**	
Information Pkg:	**Yes**	
Sign on Property:	**Y**	
Sketch Attatched:	**No**	
Property Disclosure:	**No : Provided Upon Acceptance**	
Trees Logged in last 2yr?:	**No**	
Perc Test Avail:		
Perc Test Date:		

Legal: **LOT A, PLAN NWP19114, SECTION 12, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared, Rural Setting**
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**
List Sales Rep 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
List Sales Rep 2:
List Broker 2:
List Broker 3: 3:
Buyer's Broker 1:
Buyer's Agent 1:
Buyer's Broker 2:
Buyer's Agent 2:
Owner:

Appointments:	**Touchbase**
Call:	**TOUCHBASE**
Phone:	**604-782-0988**

Realtor Remarks: **PRIVACY- DO NOT SOLICIT. COURT ORDER SALE - ALL OFFERS ARE SUBJECT TO COURT APPROVAL. Schedule "A" forms part of the agreement. All measurements were taken by the listing agent and are approximate, buyer to verify if important.. For more details and images, browse our website at www.farmsinbc.com.**

19.75 ACRES OF LAND IN LANGLEY. Flat land with fertile soil for various crops, such as fruits and vegetables. Great home building site at the back of the property with Mountain and Valley views. Zoning allows for a main home, a second home, shops/buildings, and 3 commercial vehicles. Great for any Agri–business with high traffic and exposure on 16 Avenue. Easy access to 264 Street, Fraser Highway, Highway #1, and the USA Border.

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