


Active		26164 16 AVENUE		\$2,488,000 (LP)											
R3113714		Langley		(SP)											
Board: F , Land Only		Otter District		      											
Other		V4W 2S1													
		Days on Market: 0		List Date: 4/23/2026											
		Orig Price: \$2,488,000		Expiry Date: 4/23/2027		Seller's Acceptance Date:									
		Prev Price: \$0				Subject Removal Date:									
		Frontage: 667.10		Subdiv/Complex:		Completion Date:									
		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:				<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>19.75</td> </tr> <tr> <td>Hect:</td> <td>7.99</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:	19.75	Hect:	7.99	SqFt:	0.00	SqM:	0.00
Lot Area															
Acres:	19.75														
Hect:	7.99														
SqFt:	0.00														
SqM:	0.00														
Title to Land: Freehold NonStrata															
Tour: Virtual Tour URL															
View - Specify Mountain and Valley															
Sanitary Sewer: None		Property Access: Road Access		First Nation Reserve:											
Storm Sewer: None		Parking Access:													
Water Supply: Other		Fencing:													
Electricity: At Lot Line		Property in ALR/FLR: Yes - Agricultural Land													
Natural Gas: At Lot Line		Seller's Interest: Court Ordered Sale													
Telephone Service: Available Nearby		Information Pkg: Yes													
Cable Service: Not Available		Sign on Property: Y													
Prospectus: Not Required		Sketch Attached: No													
Develop Permit: No		Property Disclosure: No : Provided Upon Acceptance													
Bldg Permit Apprv: No		Trees Logged in last 2yr?: No													
Building Plans: Not Available		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		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:															
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.															