



24862 16 AVENUE, LANGLEY

5.70 ACRES • HOUSE & LARGE DOG KENNEL BUSINESS



FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

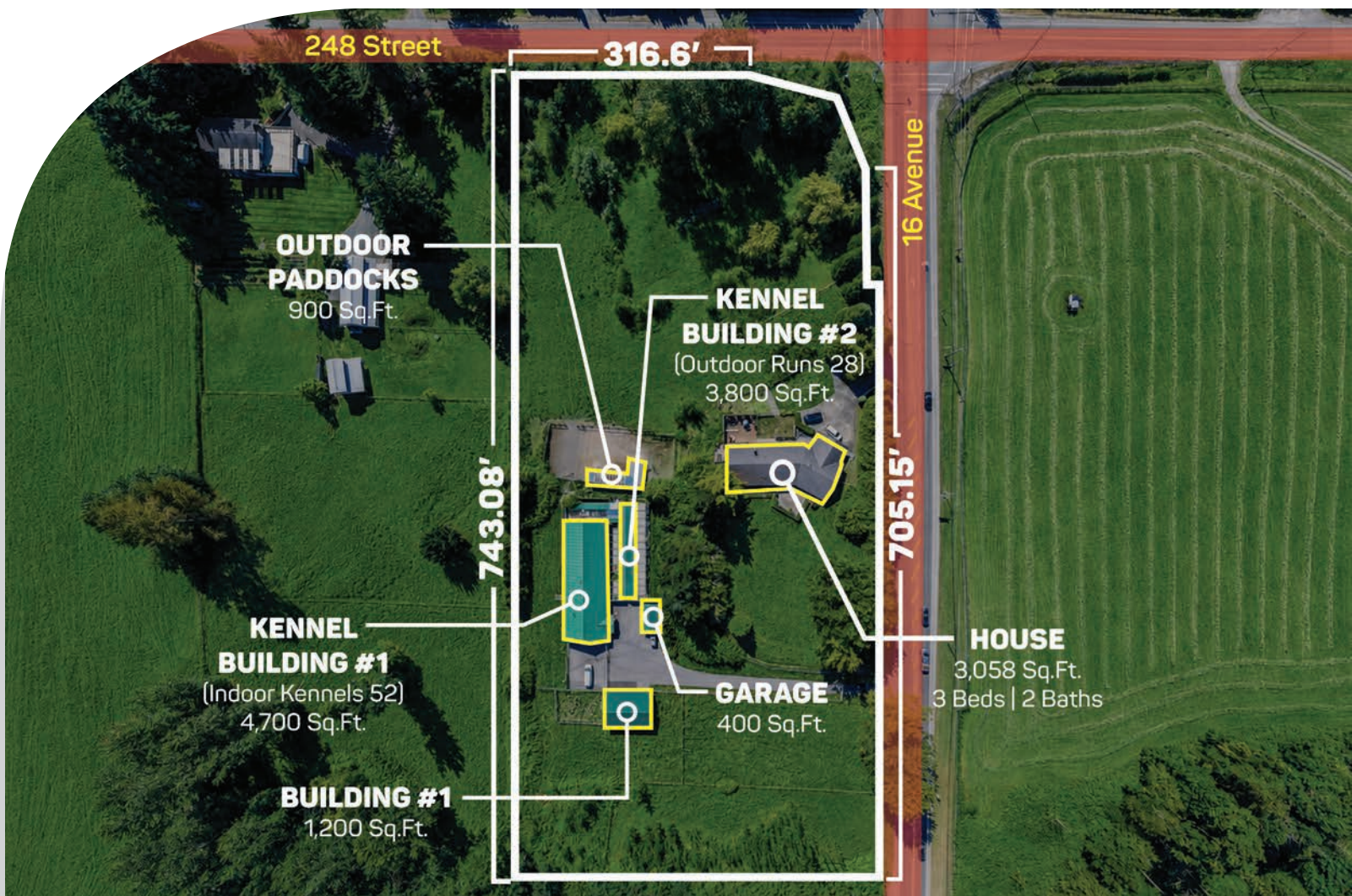
5.7 ACRES HOUSE AND LARGE DOG KENNEL BUSINESS. Welcome to Country Squire Boarding Kennels. The property is in a prime location situated on 2 road frontages (16 Avenue and 248 Street). Fully renovated sprawling rancher that boasts 3,058 SQ.FT 3 Bedrooms and 2 Bathrooms + a built-in Kennel in the home for your personal Dogs. The infrastructure is very well maintained and includes two large Dog Kennels. Kennel Building #1 is 4,700 SQ/FT and can hold 52 in/out kennels, and Kennel Building #2 is 3,800 SQ/FT with 28 runs, an office, a washroom, and room for expansion for grooming. Large open field for dog training. Additional buildings include a storage garage 400 SQ/FT, a storage Building 1,200 SQ/FT, and a 900 SQ/FT Barn with horse paddocks. Quick and Easy access to the USA Border and Fraser Highway.

PRICE \$3,459,000

Frontage #1: 705.15 ft (16 Avenue)

Frontage #2: 316.6 ft (248 Street)

Depth: 316.6 ft



- PID 000-643-645
- MLS R3151692
- GROSS TAX \$8,834.18 - 2026
- ZONING RU-2

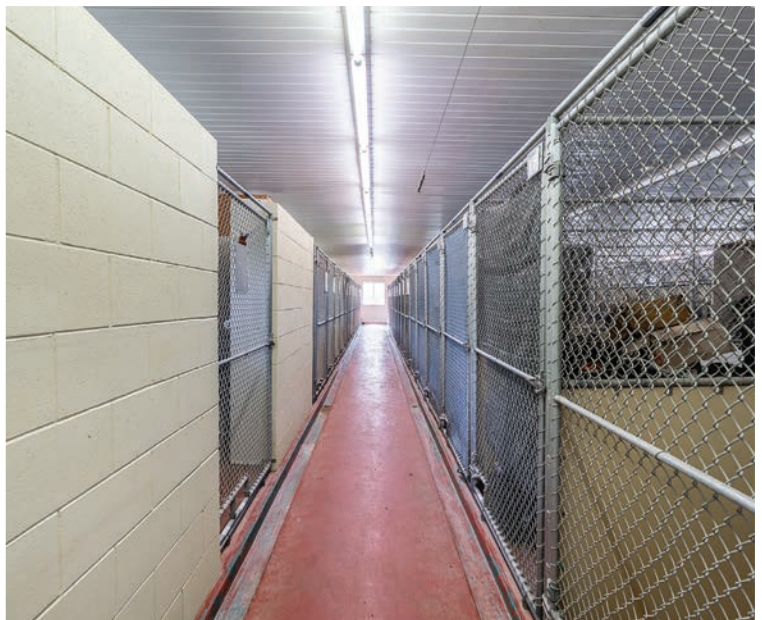
DUE DILIGENCE DOCUMENTS

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

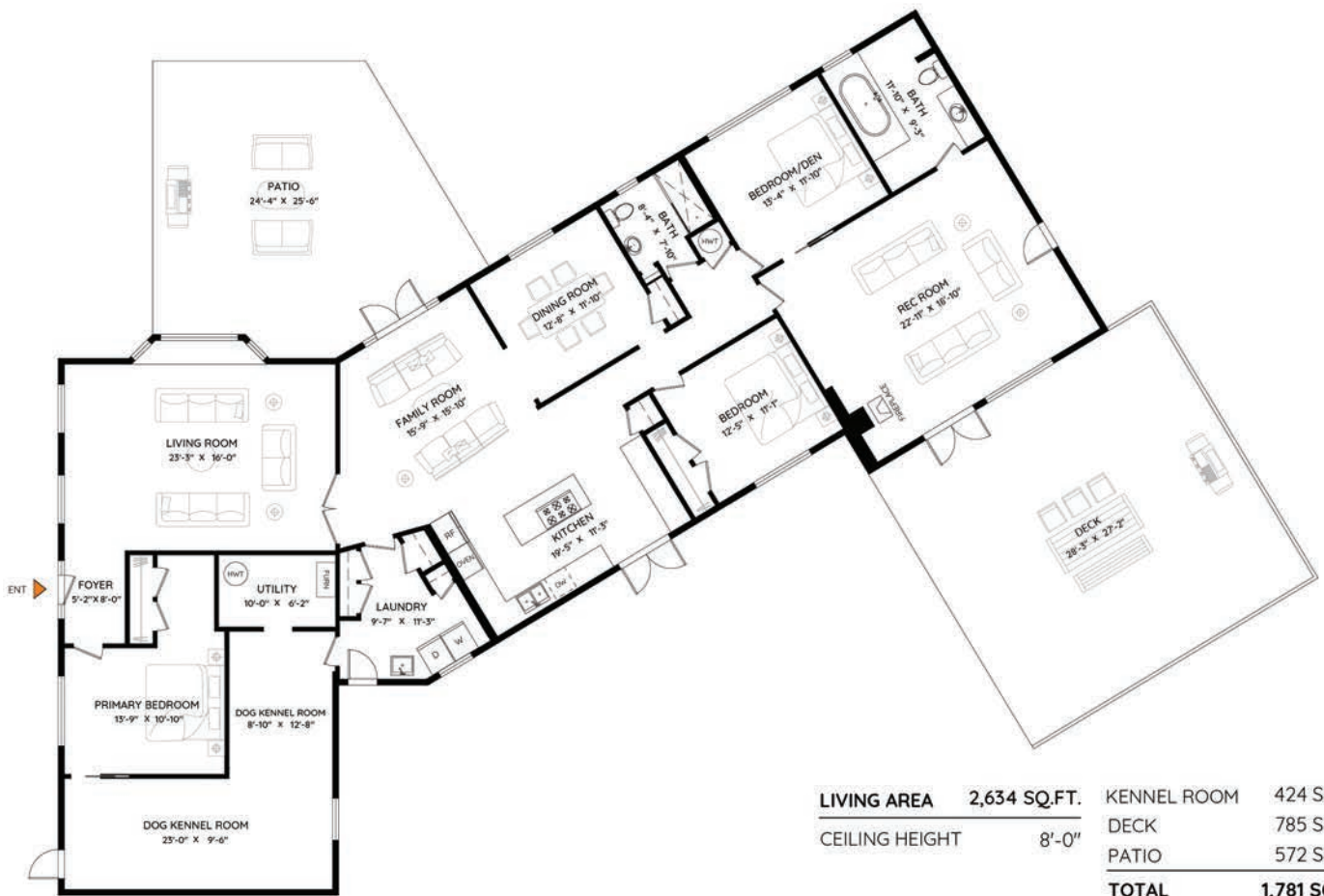
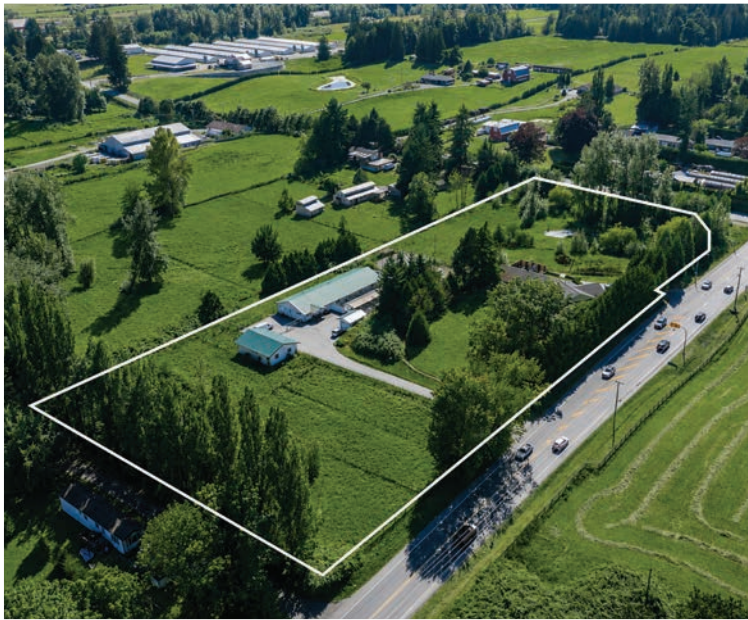












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