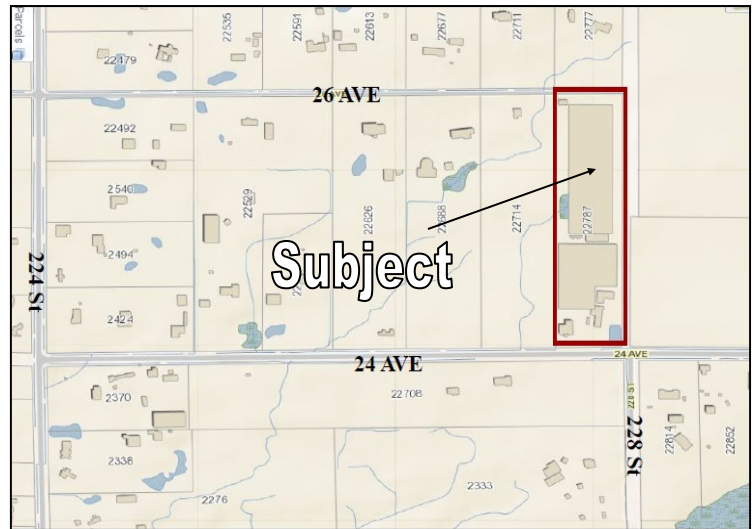


2 Greenhouses, 2 Houses + Mobile Home

8.99 Acres Farm Land For Sale

22787 24th Avenue, Langley



Must See ! An Approx. 5,000 sf house on this 8.99 acre large parcel. There are other features. Two enormous Greenhouses, one is 1.751 acres and the other one is 3.004 acres. Both greenhouses will be vacant, and open for Buyer's own idea. There are two wells, both with exceptional quality water. 3 septic tanks on the property. Other 1 houses, 1 mobile home, and some open spaces on the property also generate stable gross rental income approx. \$7,000-\$8,000 per month. Great cash flow income property. **Call Now for more information!**

Property Information

Address: 22787 24th Ave, Langley, BC
 Legal: LOT 10, PLAN NWP41598, PART SW1/4, SECTION 20, TOWNSHIP 10, NEW WEST MINSTER LAND DISTRICT, MANUFACTURED HOME REG.#55284
 P.I.D.: 006-163-726
 Zoning: RU-3 MIN 8.0 HA- RURAL

Government Assessment (2021)

Land: \$1,791,000
 Improvement: \$815,000
 Actual Total: \$2,606,000
 Gross Tax (2020): \$8,266.14

Property Information

Lot size: 8.99 acres
 Frontage: 301 ft; Depth: 1290 ft



Award Winning Services!



Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎

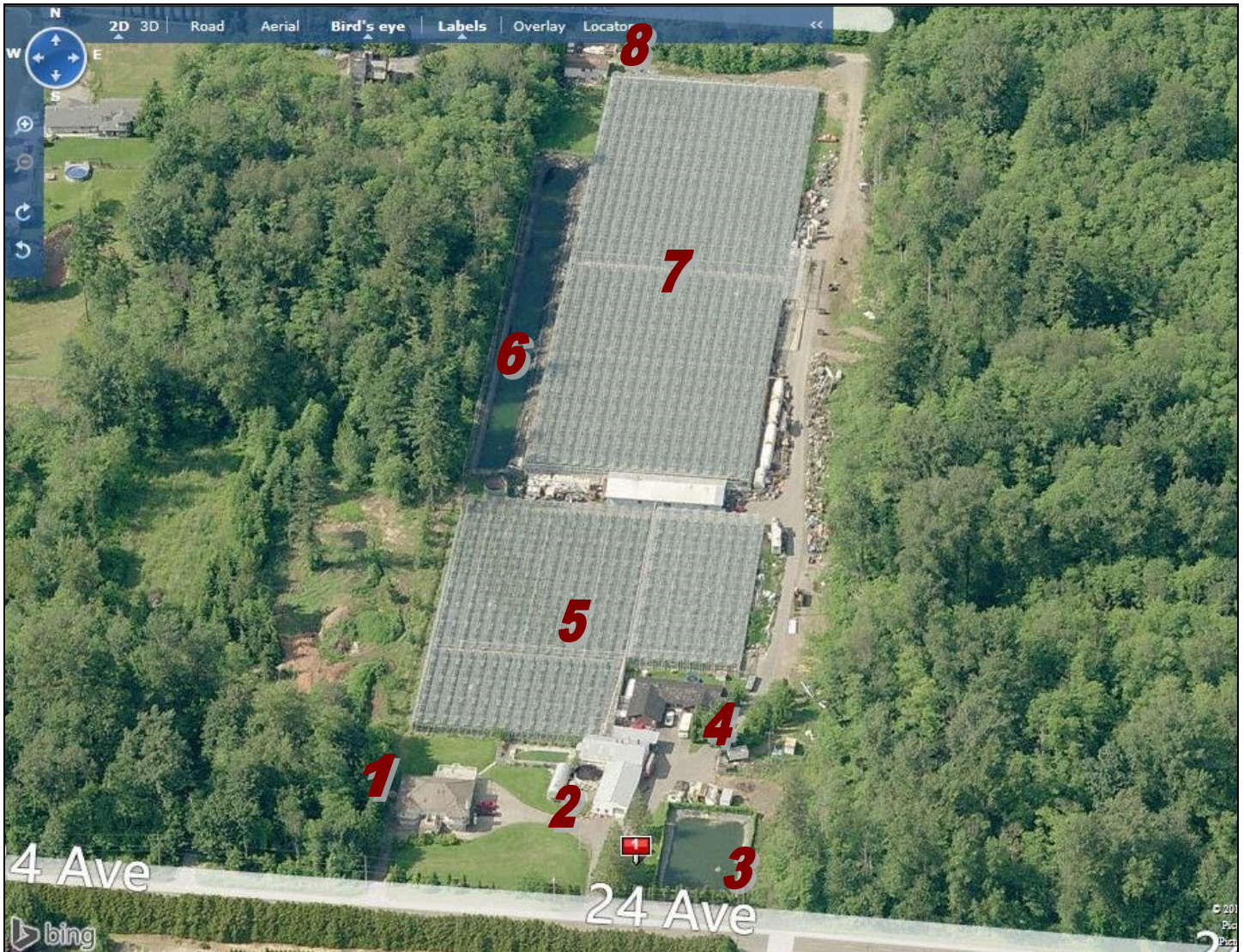


Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

Birdeye Map



1. Main House

2. Workshop (one in each Greenhouse)

3. Water Reservoir

4. Brown House

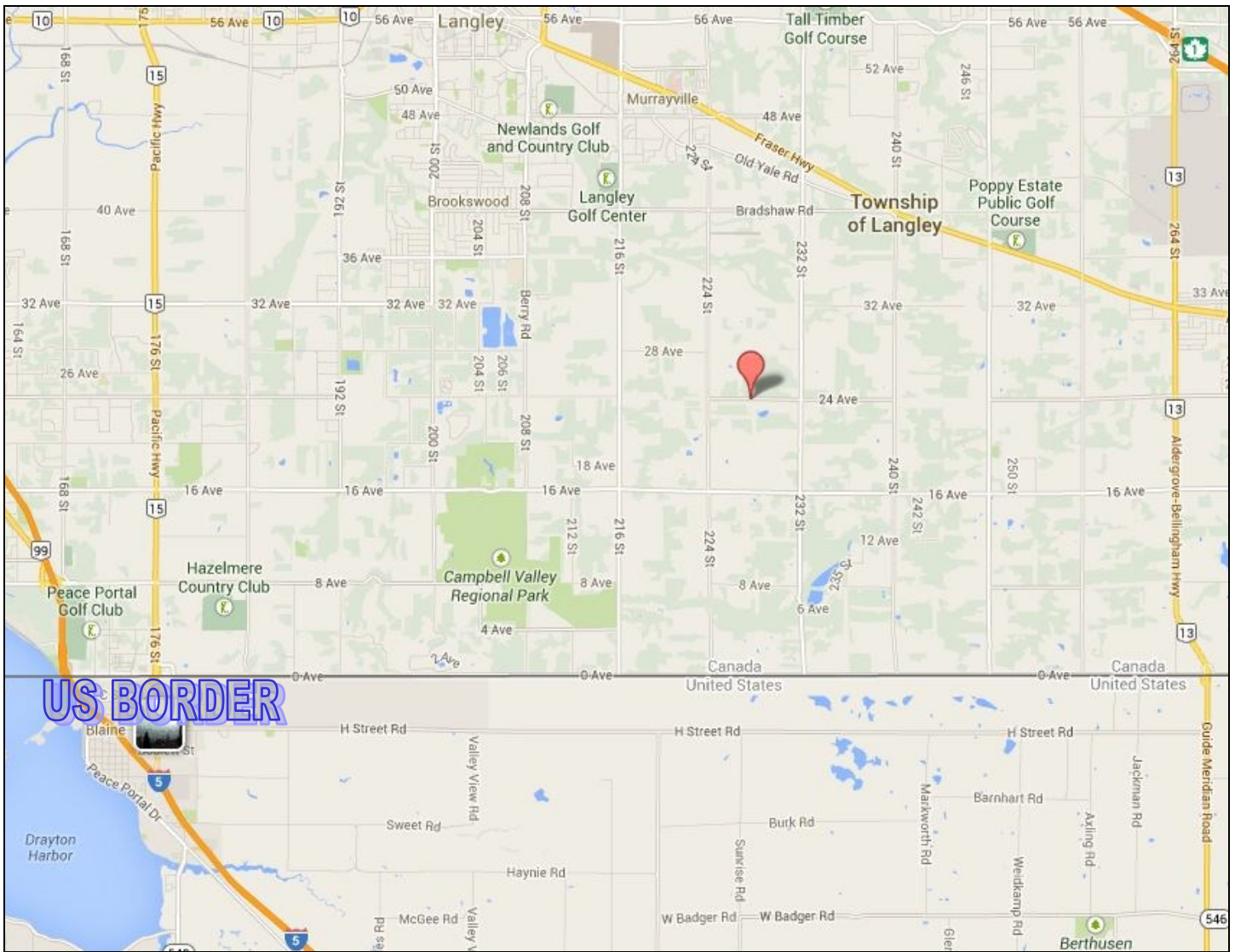
5. Greenhouse 1

6. Water Reservoir

7. Greenhouse 2

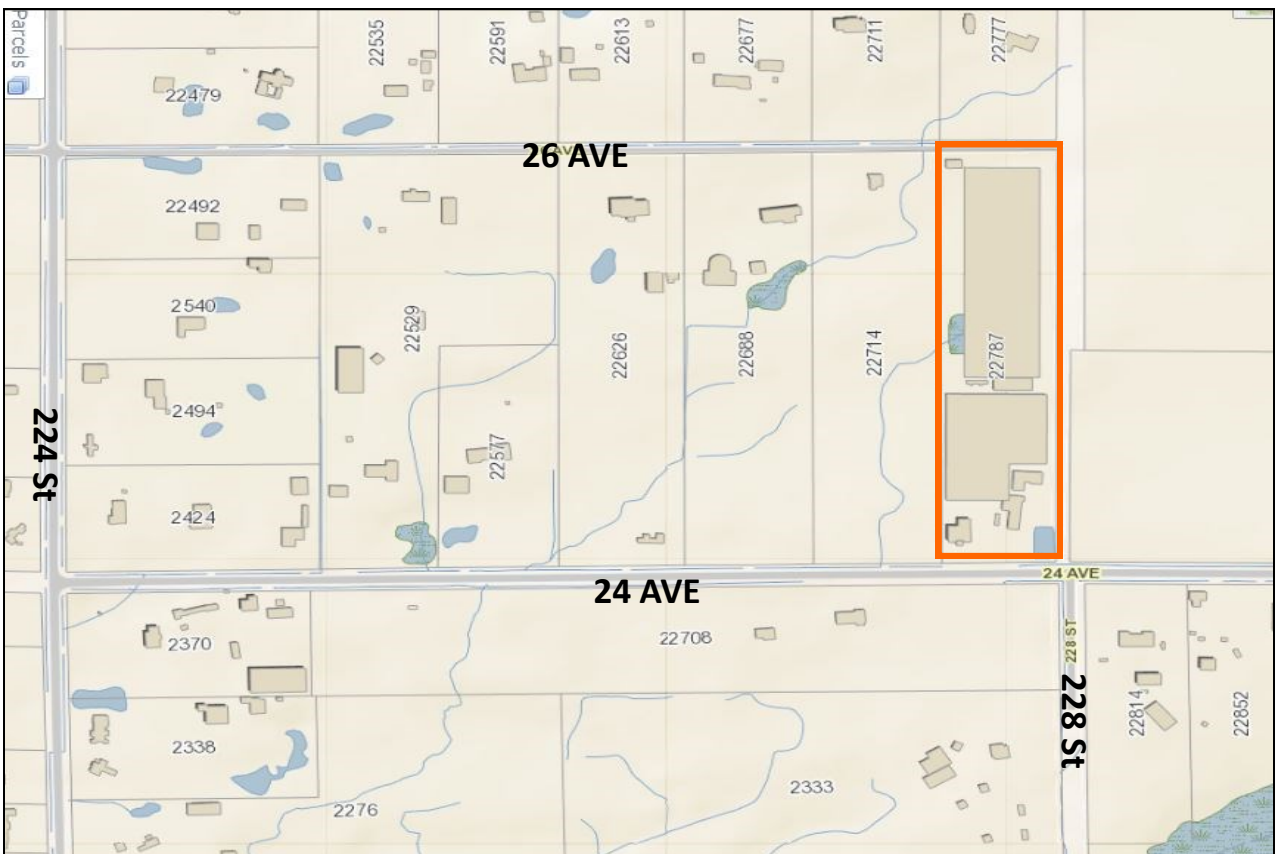
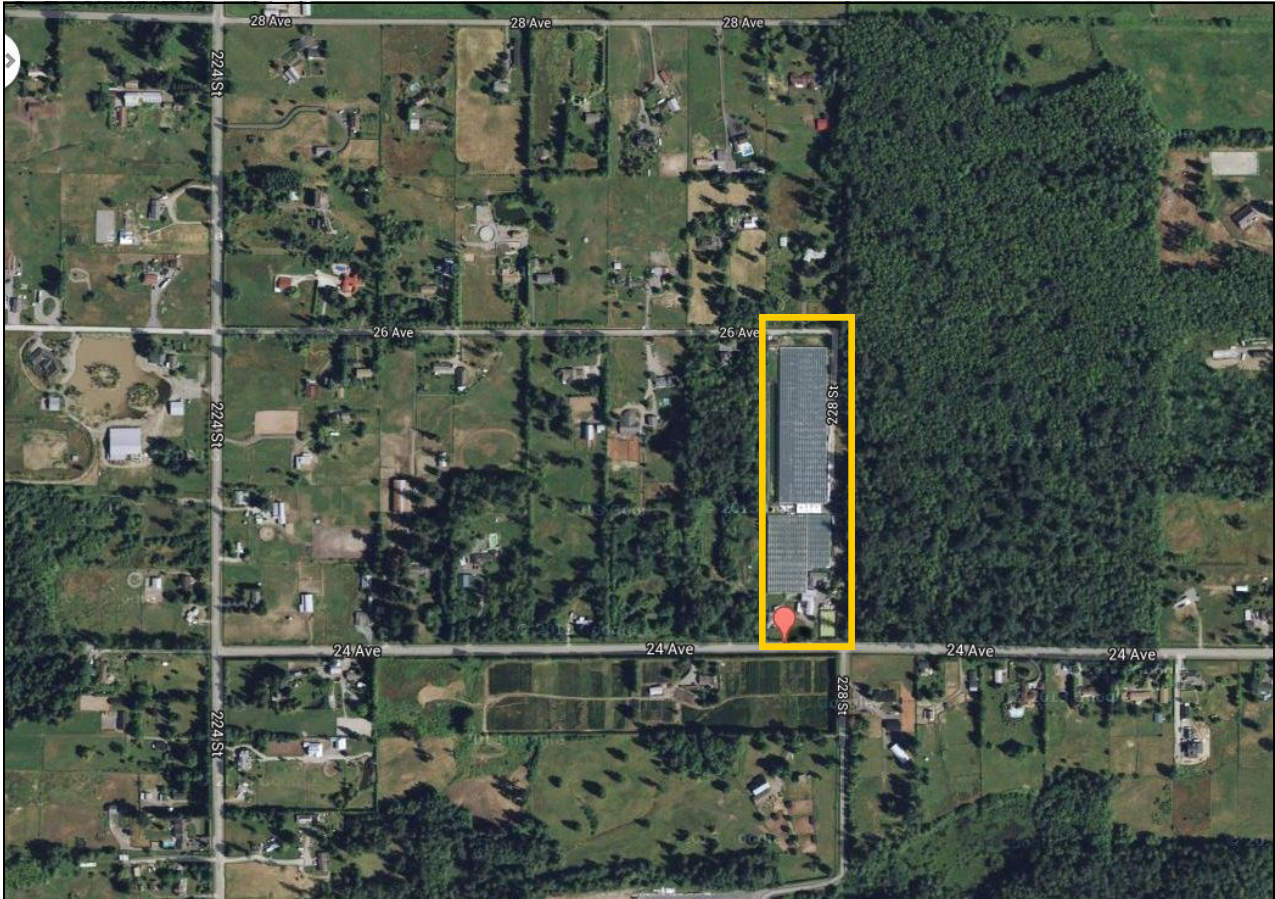
8. Mobile House

Location Map



The subject property is located in Campbell Valley, an expensive agriculture area in Langley. It is centrally laid at 24th Ave and 228 St, right beside the Forslund Watson Wildlife Area. Just 20 minutes drive from the US border.

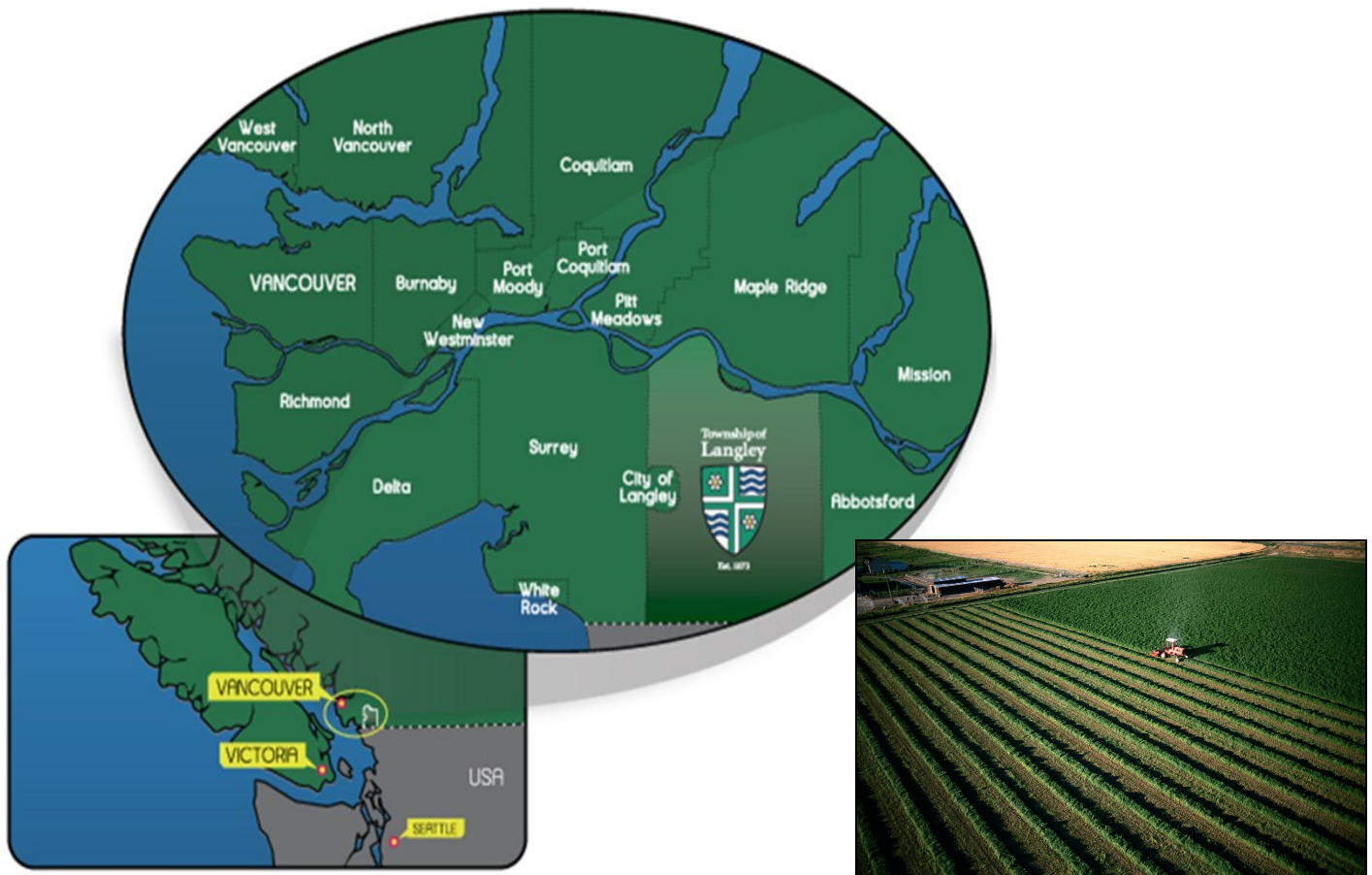
Property Map



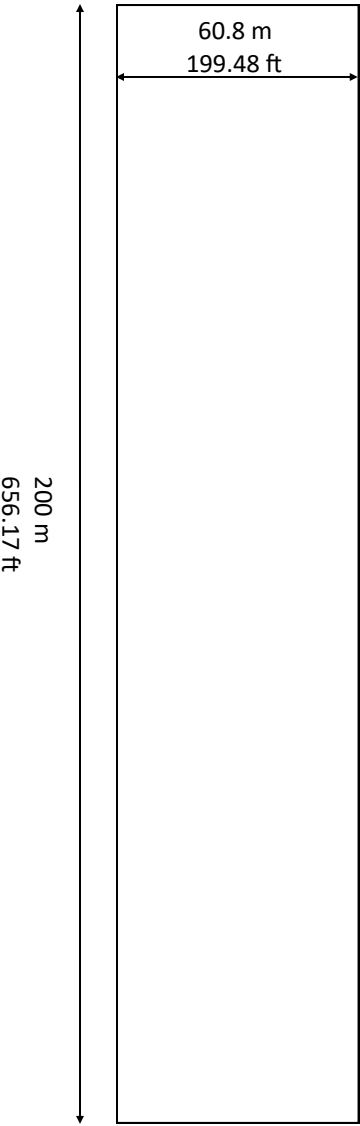
City Introduction

The Township of Langley is one of the fastest growing municipalities in Metro Vancouver. It incorporated in 1873, is the municipal organization for the various communities, including Aldergrove, Brookwood/Fernridge, Fort Langley, Murrayville, Walnut Grove, Willoughby, and Willowbrook. As the map below shows, the Township of Langley is located in the Lower Mainland of British Columbia, Canada. The Township of Langley is bounded on the west by the City of Surrey, on the north by the Fraser River, on the east by the City of Abbotsford, and on the south by the Canada-US boundary. It comprises 316 square kilometres (122 square miles) and is home to approximately 134,600 people.

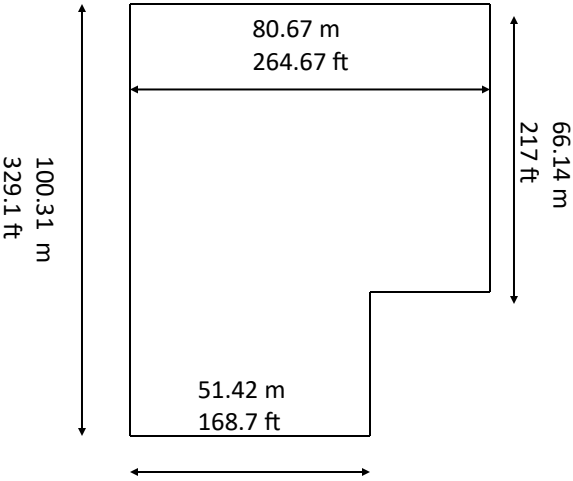
Agriculture and farming have always played an integral role in Langley community. With 75 percent of the Township located within the Agricultural Land Reserve, it continues with this role today. An abundance of specialty crops and products are produced here, ranging from world-class wines and organic turkey, to seasonal favourites like berries and Christmas trees. Many farmers are using science to improve production and create new innovative agricultural land uses. The Township is home to half the farms in Metro Vancouver. The need to stay profitable and find new ways to work the land has seen traditional food production morph into an industry where local farm gate receipts total approximately \$200 million per year.



Greenhouses Dimension



Back Greenhouse
12,160 s.m.



Front Greenhouse
7084 s.m.

Property Information

Address:	22787 24th Avenue, Langley, BC
Legal Description:	PL NWP41598 LT 10 36 SEC 20 TWP Part SW 1/4, Mfg Home Reg. # 55284.
PID:	006-163-726
Zoning:	RU-3 MIN 8.0HA-RURAL
Total Lot Size:	8.99 Acres Approx. Frontage: 301 Feet Approx. Depth: 1290 Feet Approx.
Facility:	2 water wells, 1 three phase power and 1 regular power service, Gas, Telephone Line, 3 Septic Tanks.

Main House Size:	5000 Square Feet Approximately
Storey:	2 Storey
Number of Rooms:	Four bedrooms and 1 office on the 2nd Floor. Totally 2500 square feet. Ground Floor has 2 suites, one with 1 bedroom, the other one with 2 bedrooms.
Age:	25 years approx.
Facility:	Swimming Pool Attached . Separate Hydro, 2 garages.

Mobile House Size:	700 Square Feet Approximately
Storey:	1 Storey
Number of Rooms:	3 bedrooms and 1 and a half baths. No suites. Separate hydro
Age:	Old Timer

Brown House Size:	1500 Square Feet Approximately
Storey:	1 Storey
Number of Rooms:	2 suites, one with 3 bedrooms, bath, combo LR, DR, Kitchen and one with 4 bedrooms, bath separate LF,DR, Kitchen. Not separate hydro, has separate gas.
Age:	Old Timer

Green House 1 Size:	1.751 Acres
Green House 2 Size:	3.004 Acres
Total:	4.755 Acres
Products:	Licensed medical marijuana. Each greenhouse has stand alone heating and irrigation systems. There is three phase power.