**LOCATION**
- **Price**: $6,888,000
- **Location**: 430 232 Street
  - **LANGLEY BC**
- **Legal**: South Half of the North West Quarter Section 4 Township 10
- **PID**: $8,955.21
- **Gross Taxes (2017)**: $8,955.21
- **Lot Size**: 2,277,752.40 SF or 52.29 Acres
- **Zoning**: RU-3

**PROPERTY DETAILS**
- **Dwelling**
  - **House Size**: 3,329 SF
  - **Stories**: 1.5
  - **Year Built**: 1969
  - **Amenities**: Barn
  - **Construction**: Concrete, Wood, Stone
  - **Parking**: Detached Garage
  - **Occupancy**: Vacant
  - **Services**: Electric, Natural Gas, Septic
- **House w/ Acreage**
  - **Sidewalk**: 1.5
  - **Year Built**: 1969
  - **Barn**: Concrete, Wood, Stone
  - **Detached Garage**: Vacant
  - **Electric**: Natural Gas, Septic

**DEVELOPMENT POTENTIAL**
- **Potential**: Agri-Business / Multi-Family
- **Acreage**: 52.29 Acres (Land / Creek)

**Disclaimer**: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently verify all information contained herein and to determine the suitability of the property for your needs. This communication is not intended to cause or induce a breach of any existing agency agreement. E&O.
WHERE DREAMS CAN BECOME REALITIES

Incredible opportunity to build and farm your dream in a 52.29 Acres lot. Property is ideal for multiple families and agribusiness. The property is conveniently located through the South Langley Regional Trail and minutes away from the USA-CANADA Border crossing, making it easy access to all major routes. A perfect place to enjoy the country lifestyle while you plan your next big project.