

2825 256 Street, Langley

\$5,695,000



37 ACRE WITH MASSIVE BUILDINGS & BLUEBERRIES! This property features approx. 11,000 SQ/FT BARN & 3500 SQ/FT SHOP. Amazing Mt. Baker views & ideal setting for your estate home! The square parcel features over 1000 FT frontage with a 4 level split home. Approx. 32 Acres planted with blueberries 6AC Clapyso, 15AC Duke, 7AC Bluecrop & 4AC Elliot, producing high yields (Buyer to verify all info). Seller currently run blueberry operation would lease back if a Buyer desired. Approx. \$115,000 ANNUAL RENTAL INCOME with potential increase significantly. 3 Driveway entrances, bring your trucks! Ample amount of parking. Easy access to 264 St, Fraser Hwy, 16 Ave, Hwy #1, vibrant Aldergrove & USA border. **DO NOT ENTER THE PROPERTY WITHOUT APPT.**

KEY INFORMATION

MLS® R2954372

Residential Detached

Otter District

3 Bedrooms

3 Bathrooms

3,708 SF

1,607,843 SF Lot

FEATURES

Year Built: 9999

Views: MT BAKER

Listed By: B.C. Farm & Ranch Realty Corp.

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