

FOR SALE



Don Munro
604-817-7338

5079 240th Street, LANGLEY, BC

**7.06 Acres with
3 Residences and +/-137,338 Sq.Ft. of
Greenhouses and +/-16,150 Sq.Ft. of Outdoor
Growing Area**

Sutton **WestCoast Realty™**
You've found a home



Subject property is located in the agricultural area of the east central section of the District of Langley. The property is fully cleared and nearly level and located within the bounds of the ALR.

- The +/- 2,513 Sq.Ft., 3 Bedroom Rancher, with new roof (built in +/- 1970) is located at 5080 238th Street
- The 30' x 40' Detached Work Shop/Garage Includes a +/- 697 Sq. Ft. , 2 Bedroom Caretaker Suite

- Serviced with Municipal Water, Electricity, Telephone and Natural Gas
- All Roadways in the area are paved
- Sewage disposal is by way of a septic system
- Original Portion of the Greenhouse Complex is +/- 25 years old, +/- 38,838.16 Sq.Ft. with a heavy metal frame multi-arch roof, gutter attached, double poly clad surface, all on a concrete perimeter and internal concrete pier footings with a central concrete service alleyway
- Attached to the West side of the original portion of the Greenhouse Complex is a 32,899 Sq.Ft., +/- 20 Year Old metal framed, glass clad "Venlo" style greenhouse growing area
- Both of the Greenhouses above are managed by the Argus Computerized Environmental Control System located in the packing/work area
- In the latter part of 2004 an additional +/-65,601 Sq.Ft. of Greenhouse growing area, a drive-down loading dock and new water storage facilities were attached to the west end of the existing Greenhouse Complex
- The interior of the +/- 65,601 Sq.Ft. is open with each of the 12 bays having overhead sprinkler/misting irrigation lines, ceiling mounted air circulation fans, a suspended (+/- 230,000 BTU), natural gas-fired space heater and a system of overhead railings for picking carts.
- A second Older Residence (located at 5079 240th Street) is +/- 1,155 Sq.Ft. and used for employees

Address: 5079 240th Street

Legal: North Half Lot 4 Section 4 Township 11 New Westminster District Plan 9074

PID: 003-539-237

Taxes: \$2,073.77 (2016)

Zoning: SR-1

Price: \$3,300,000.00



About Langley

The City of Langley is located in the center of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver with a population of approximately 2 million and the Fraser Valley Regional District with a population of approximately 200,000. Langley (Langley City: 25,000, Township of Langley: 95,000) is situated on the eastern edge of the Greater Vancouver Regional District and has a trading population of approximately 500,000 (within a 30 minute commute).

Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometers (30 miles) of Vancouver, the Port of Metro Vancouver and the Vancouver International Airport and is centrally located within 24 kilometers (15 miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.



+/- 3,476 Sq. Ft. Packing Shed and Warehouse

- Warehouse consists of Men's and Ladies' washrooms, main office and a shop area for maintenance and repair

Glover Road

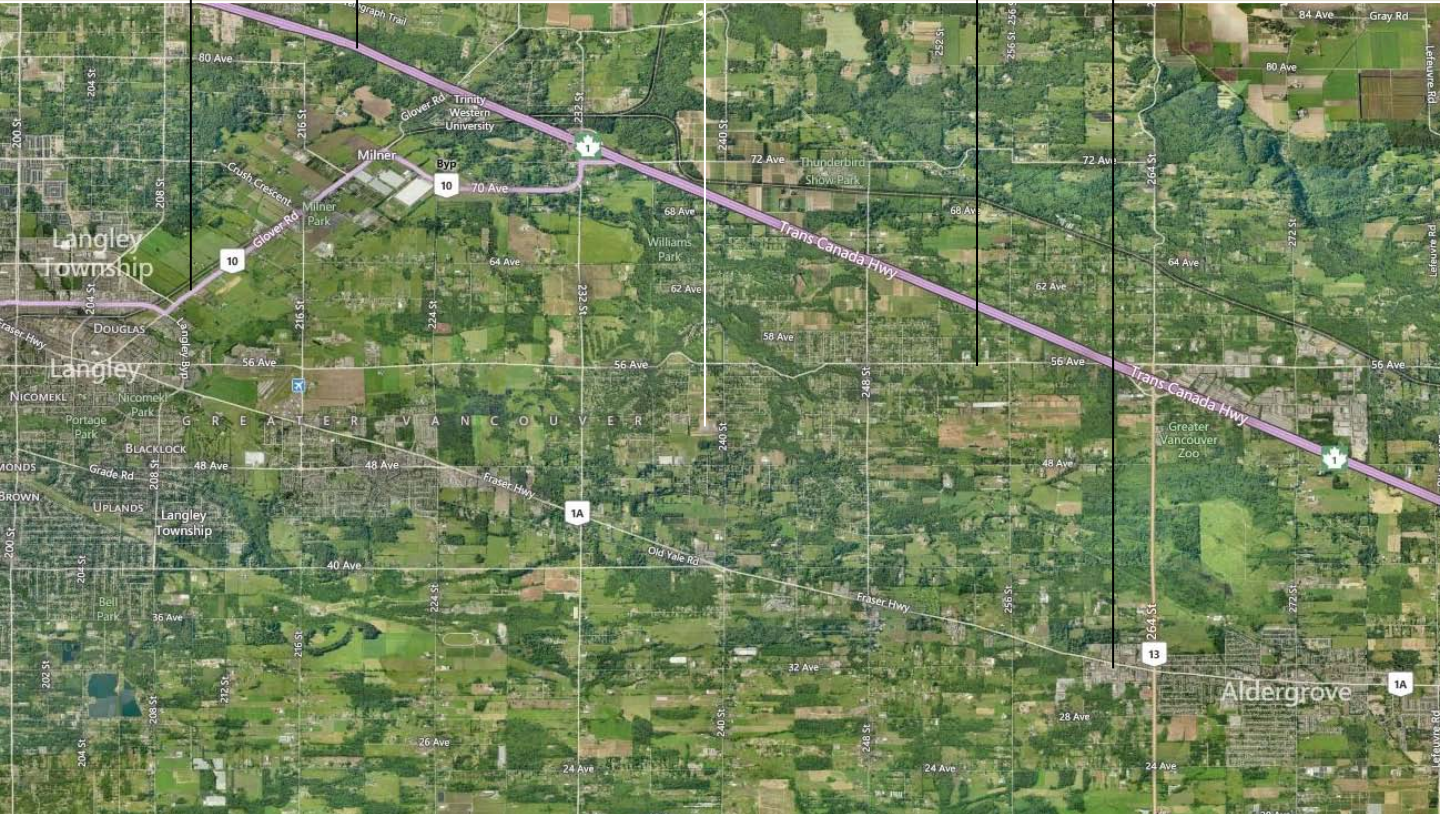
TransCanada Highway #1



Subject Property

56th Avenue

Fraser Highway



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