

# FOR SALE



## Glover Road

**604-817-7338**

[info@donmunrorealestate.com](mailto:info@donmunrorealestate.com)

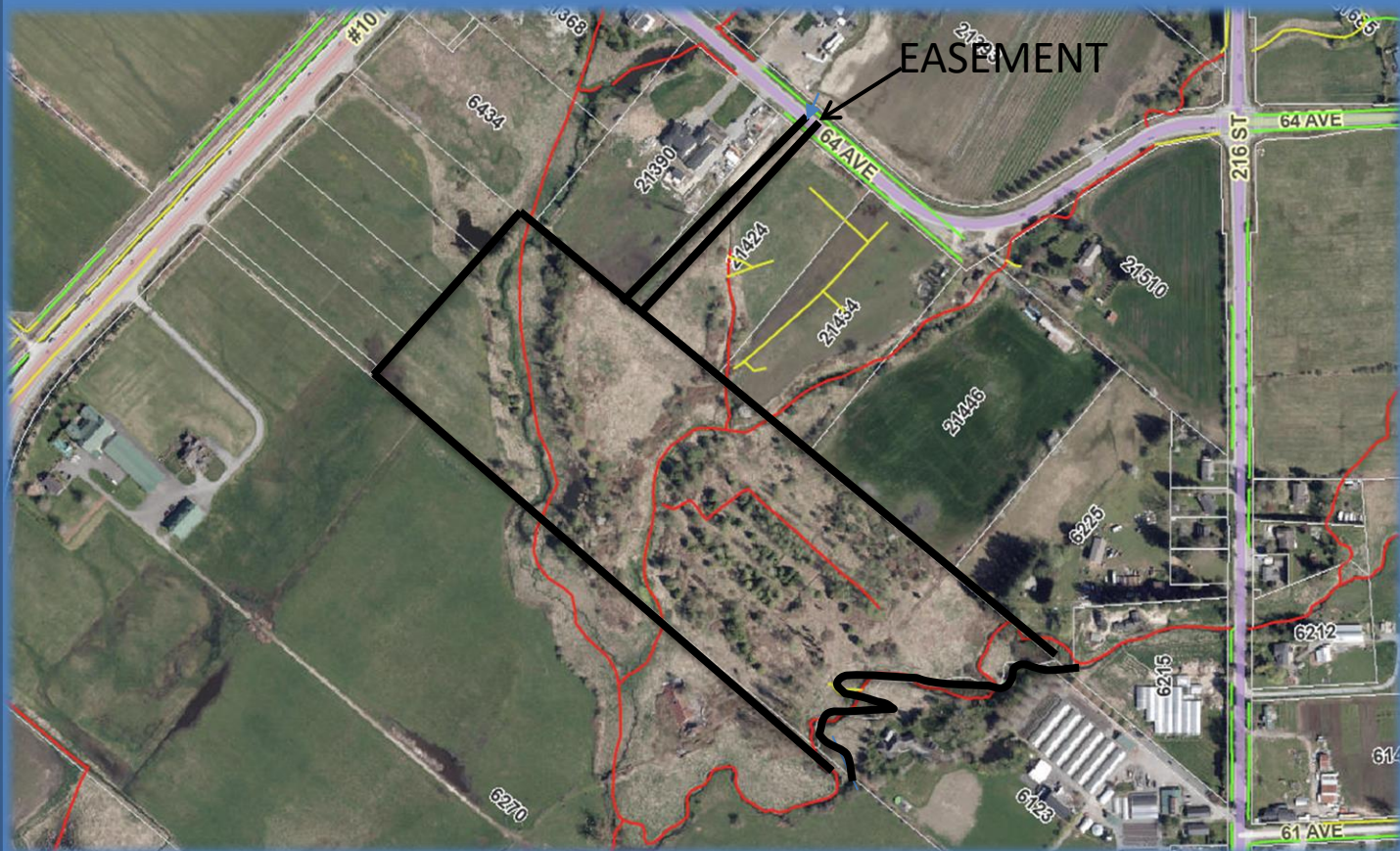
[www.donmunrorealestate.com](http://www.donmunrorealestate.com)



Don Munro Personal  
Real Estate Corporation







**Legal:** LOT "E" EXCEPT: FIRSTLY: PARCEL "B" (REFERENCE PLAN 3609) SECONDLY: PARCEL "A" (REFERENCE PLAN 3610), DISTRICT LOTS 21 AND 22 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 2239

**PID:** 002-923-343

**Taxes:** \$889.46 (2024)

**Lot Size:** 23.59 Acres

**Zoning:** RU-3 in ALR

**PRICE:** \$3,335,000.00

**DM** Don Munro Personal Real Estate Corporation

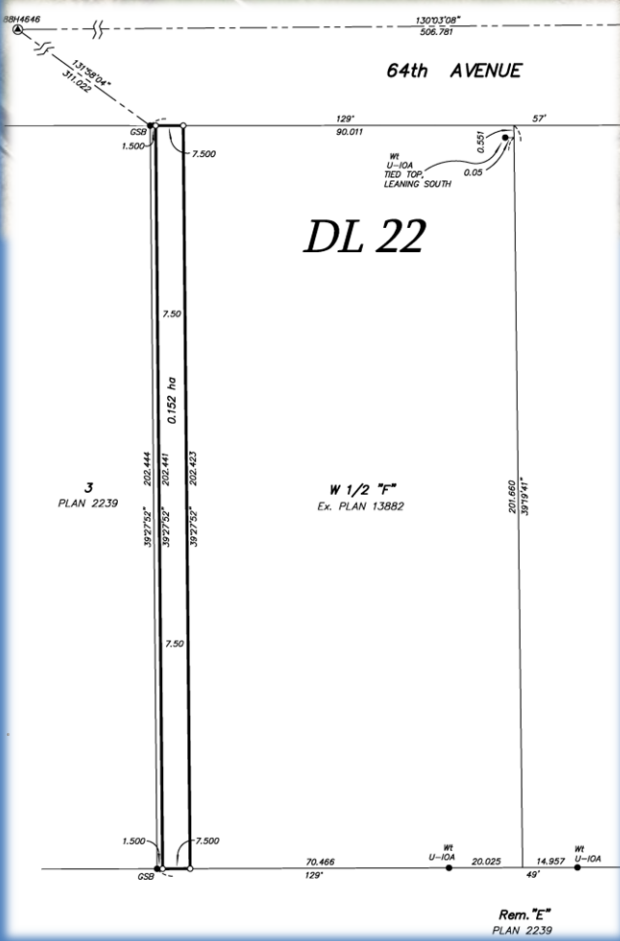


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Registered Easement off of  
64<sup>th</sup> Avenue



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## 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.



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Subject Property

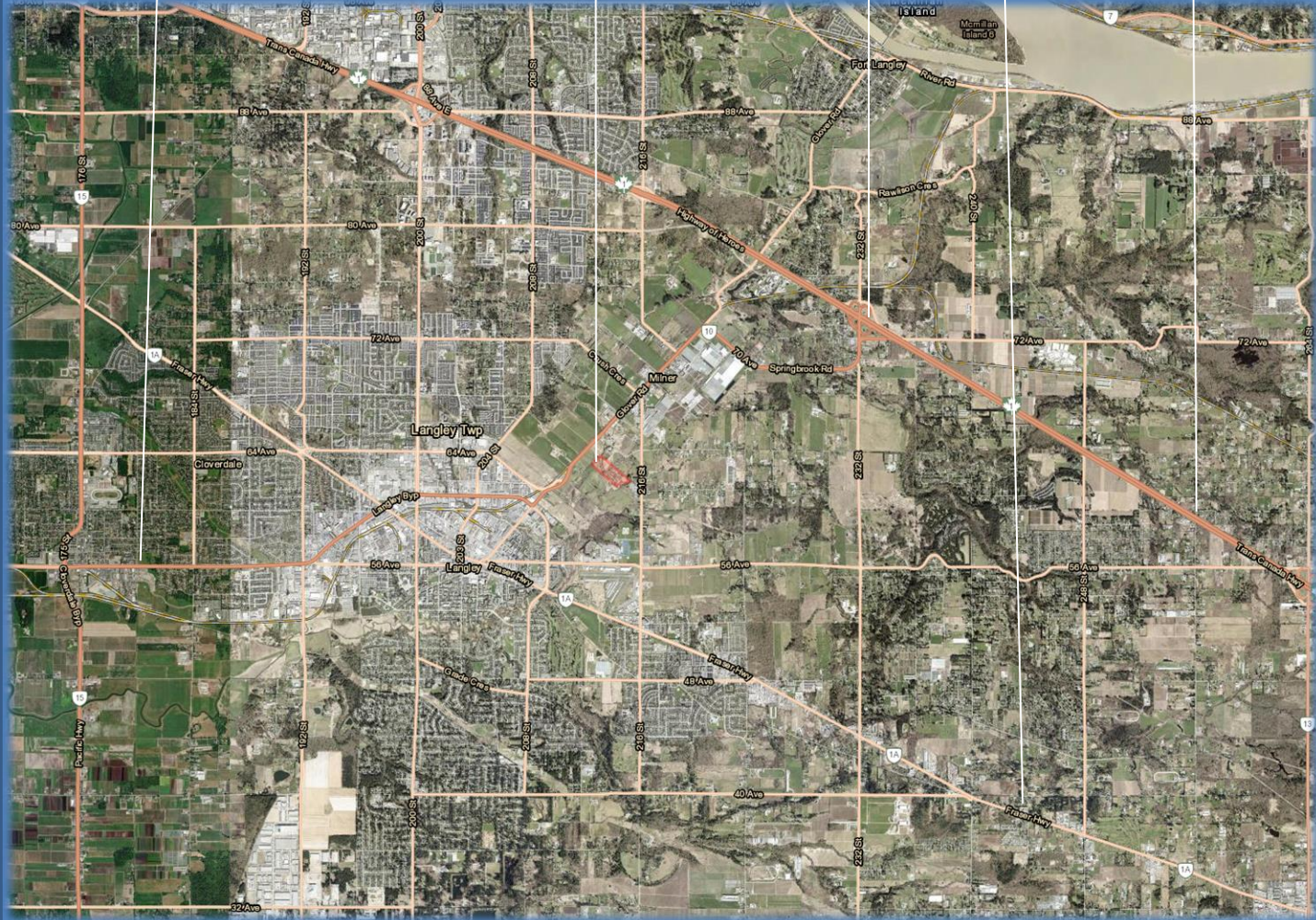


56th Avenue

232nd Street Exchange

Fraser Highway

Trans Canada Highway



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