

# FOR SALE



## 3666 & 3712 224<sup>th</sup> STREET

604-817-7338

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**Address:**

3666 224<sup>th</sup> Street (1)  
3712 224<sup>th</sup> Street (2)

**Legal:**

(1) LOT 2 SECTION 29 TOWNSHIP 10 NEW  
WESTMINSTER DISTRICT PLAN BCP3791  
(2) LOT 17 SECTION 29 TOWNSHIP 10 NEW  
WESTMINSTER DISTRICT PLAN 37402

**PID:**

(1) 025-589-253  
(2) 008-408-947

**Taxes:**

(1) \$1,878.07 (2022)  
(2) \$1,600.41 (2022)

**Lot Size:**

(1) 38.14 Acres  
(2) 21.2 Acres

**Zoning:**

RU-3

**PRICE:**

\$9,000,000.00

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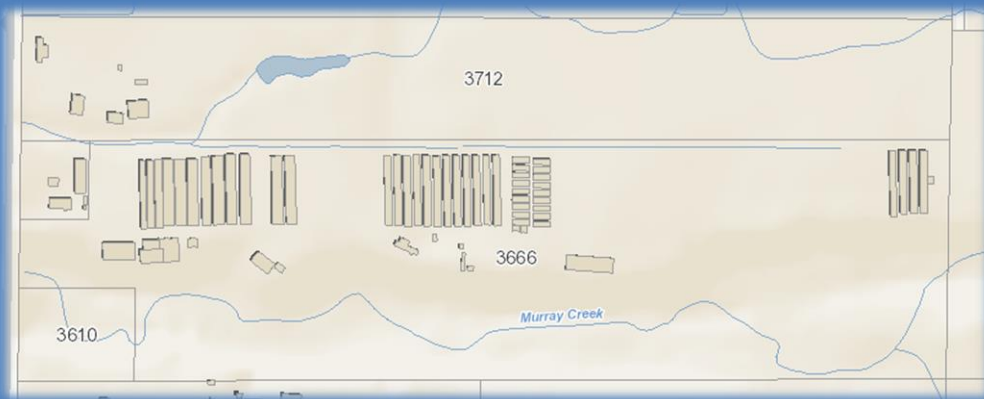
# Data Summary

Road: The fronting road is a 2-lane paved rural road

Water: Onsite water well(s)

Sewage: Onsite Septic Systems

Drainage: Murray Creek is along the south property line of 3666 224<sup>th</sup> Street and a drainage ditch is along the north property line of 3666 224<sup>th</sup> Street and crossing 3712 224<sup>th</sup> Street



Access: 224<sup>th</sup> is the fronting road

Topography: 3666 224<sup>th</sup> is gently undulating to generally level where the greenhouse operation is...the remaining land is steep topography and along the south property line is a ravine  
3712 224<sup>th</sup> Street is gently undulating with the exception of the south side of the house where the property does down to the watercourse



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# 3666 224<sup>th</sup> Street

- The property has gated access leading to the house and nursery operation. Near the house is some lawn and shrubbery gardens



- 1 - Office**
- 2 - House and Bunkhouse**
- 3 - Park Model Trailer**
- 4 - Loading Ramp**
- 5 - Shipping/storage building**
- 6 - Poly Hoop Houses**
- 7 - Container Yards**

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## House

- +/-2,650 Sq. Ft. bungalow with walk out basement
- Main Floor – foyer, 2 pc Powder Room, Master Bedroom (with 4 pcs ensuite), kitchen, pantry/laundry room, dining area and a living area
- Basement – Canning Room, Storage Area, 2 bedrooms, 3 pc bath, common area

## Bunk House

- +/-384 Sq. Ft.
- 2 Bedrooms
- Adjacent to the house

## Park Model Trailer

- 1988 Dartmouth by Moduline Industries (Canada) Ltd.
- 14' wide by 66' long

## Office

- +/-5,215 Sq. Ft. Concrete Block Building (2 Floors)
- Used as an office, storage building and for potting plants
- Office has a reception area, 2 lunch rooms, 2 pc bathroom, 2 private offices, file room and a 3 pc bathroom

## Shipping/Storage Building

- +/-3,840 Sq. Ft. with +/-1,400 Sq. Ft. of covered area
- Large overhead doors

## Loading Dock

- Cast-in-place concrete and concrete clock construction with a dock leveller
- Gravel base

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## Poly Hoop Greenhouses

- Galvanized steel frame construction with a poly roof and end walls complete with a gravel and or fabric base
- Several of the hoop houses are heated with natural gas furnaces/space heaters and are identified in the following chart;

Qty.	Length (ft.)	Width (ft.)	Area (sq. ft.)	Combined Area (sq. ft.)	Heated	Comment:
1	190	16	3,040	3,040	Yes	
2	190	20	3,800	7,600	Yes	
1	185	30	5,550	5,550	Yes	Trolley system, lighting & fans.
1	185	30	5,550	5,550	Yes	
1	32	32	1,024	1,024	No	Open end walls
1	186	30	5,580	5,580	Yes	
1	195	24	4,680	4,680	Yes	
5	195	30	5,850	29,250	Yes	
1	196	20	3,920	3,920	Yes	
6	200	20	4,000	24,000	Yes	
5	200	20	4,000	20,000	No	
2	16	20	320	640	No	Storage structure
2	188	20	3,760	7,520	No	
2	184	20	3,680	7,360	No	
3	176	20	3,520	10,560	No	
18	48	16	768	13,824	No	Low ceiling heights
			<b>Total</b>	<b>150,098</b>		

## Container Yard

- +/-15 Acres is used for accommodating the container yard and the poly hoop houses
- Gravel base access driveway along the sides and between the various container beds
- Beds are complete with an irrigation system that is controlled from a central location, controlling each bed or zone and water is derived from the well(s) and/or water reservoir

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# 3712 224<sup>th</sup> Street

- The property has an access driveway to the manufactured home and a separate access driveway to the house and outbuildings



- 1 – *Manufactured Home*
- 2 – *House*
- 3 – *Barn*
- 4 – *Container Yard*

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## Manufactured Home

- 1993 Oakcrest SE-424 by Nor-Tec Design Group Ltd.
- 14' wide by 71' long
- Kitchen, living room, 2 bedrooms, laundry, 4 pc bathroom, storage room, 3 pc bathroom and a master bedroom

## House

- +/-2,380 Sq. Ft. (built in approximately 1967)
- Upper Floor – living room, dining area, nook, kitchen, 2 bedrooms, linen closet, 4 pc bathroom and a master bedroom
- Lower Floor – laundry, 2 bedrooms and a recreation room

## Barn

- +/-2,128 Sq. Ft. (Post and Beam)

## Container Yard

- +/- 9.5 Acres is used for a container yard

## Storage Building

- +/-780 Sq. Ft. (Post and Beam)
- Wood siding with corrugated metal roof

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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

200<sup>th</sup> Street

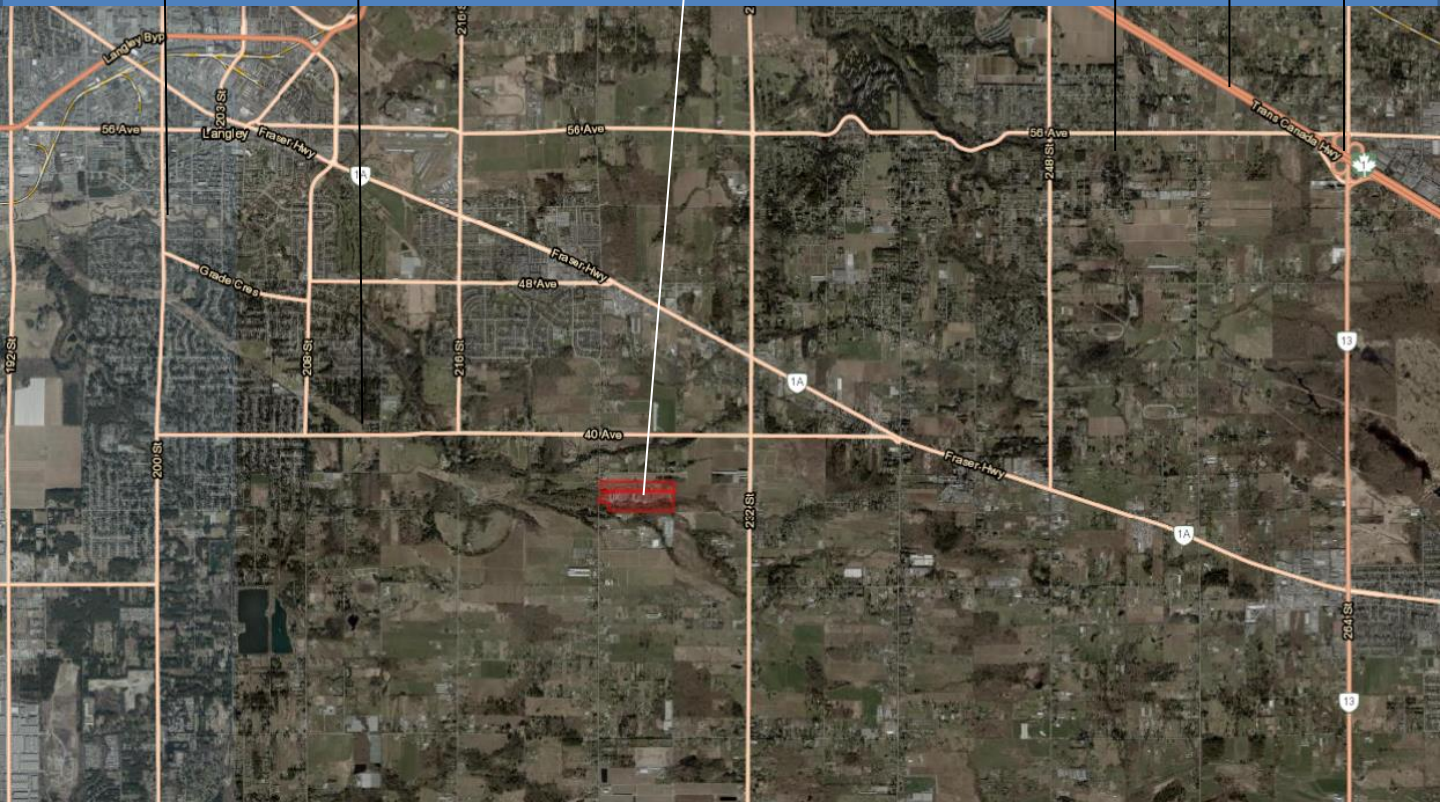
40<sup>th</sup> Avenue



56<sup>th</sup> Avenue

Trans Canada Highway

264<sup>th</sup> Street Exchange



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