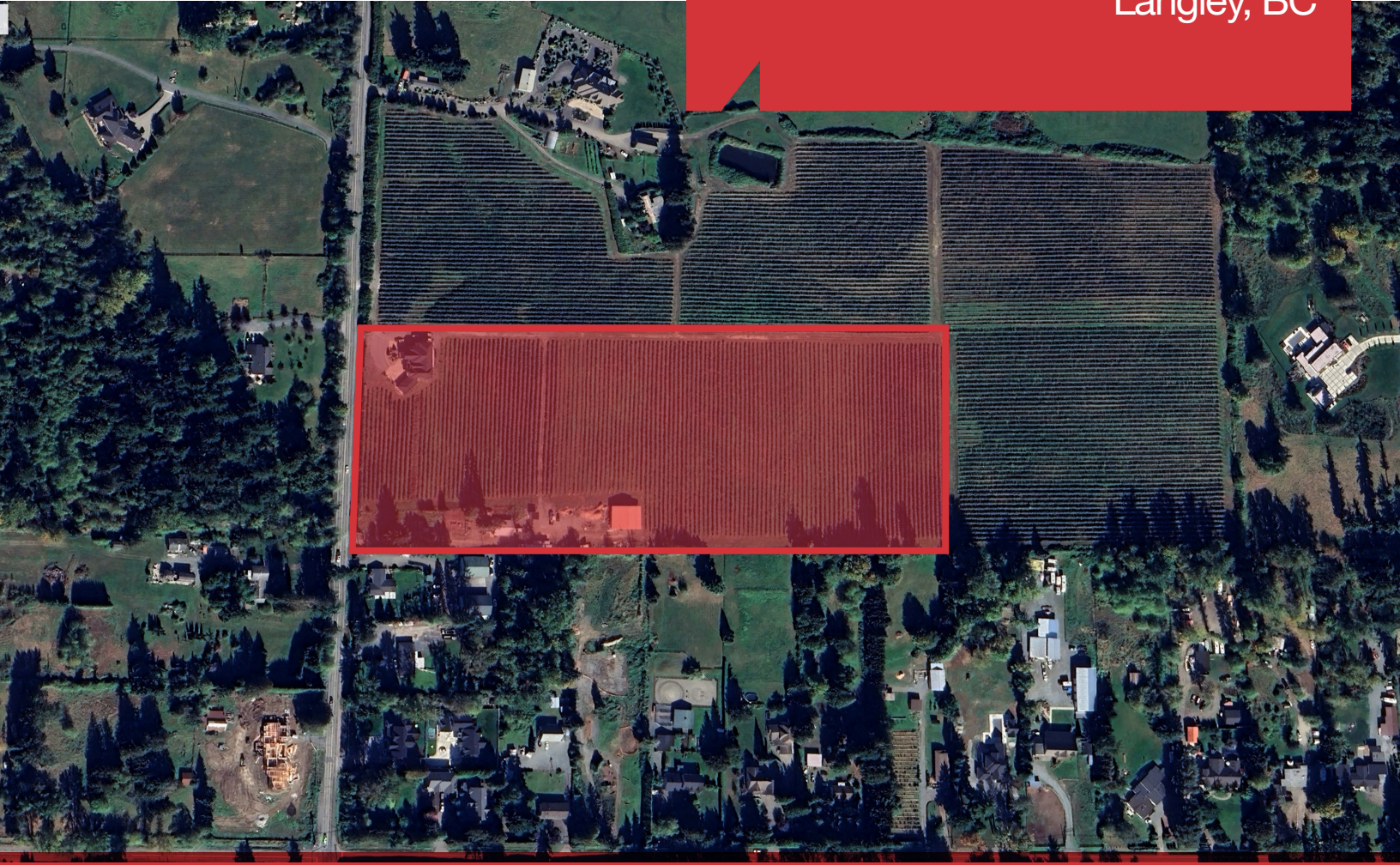




2508 232nd Street, Langley, BC

Highlights

- ▶ 14.98-acre RU-3 Site
- ▶ 7,490 SF, 5-bed, 6-bath single family house
- ▶ 1,376 SF, 2-bed, 2-bath single family house
- ▶ 1,470 SF, 2-bed, 1-bath cottage/workshop
- ▶ 2,976 SF barn with loft suite
- ▶ Approximately 12 acres currently utilized for blueberry cultivation

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2508 232nd Street

Langley, BC

The Opportunity

The property represents an opportunity to purchase a regularly shaped 14.98-acre agricultural site, zoned RU-3. The property is improved with a 7,490 SF single family detached house, a second 1,376 SF house, a 1,410 SF cottage/workshop, and a 2,976 SF workshop/barn with loft suite. The property was most recently utilized as a blueberry farm, where approximately 12 acres were planted with 3 varieties of berries - Duke, Bluecrop and Elliot - producing approximately 50,000 to 55,000 kilograms per year. The property is within the Agricultural Land Reserve.

Location

The property is located on the east side of 232nd Street, north of 24th Avenue within the Township of Langley. The property is 5-minutes to the Fraser Highway, with access to the rest of the Lower Mainland, Greater Vancouver, and all amenities.

Property Details

Civic Address

2508 232nd Street
Langley, BC V2Z 3B5W4

Legal Description

Lot 37 Section 21 Township 10 New
Westminster District Plan 50036

PID

003-956-296

Property Taxes

\$13,103.10 (2025)

Zoning & OCP Designation

RU-3 (Rural Zone Three), allowing for various agricultural and residential uses.

Price

\$3,270,000

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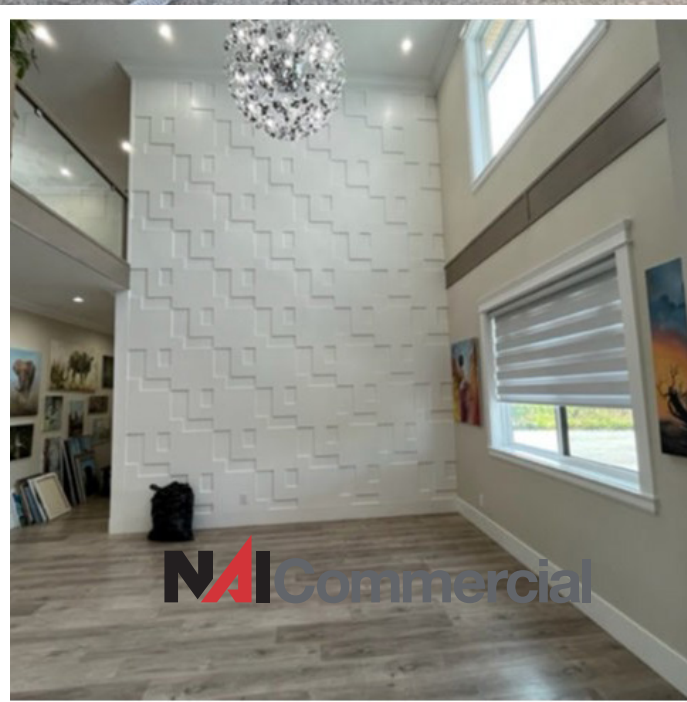
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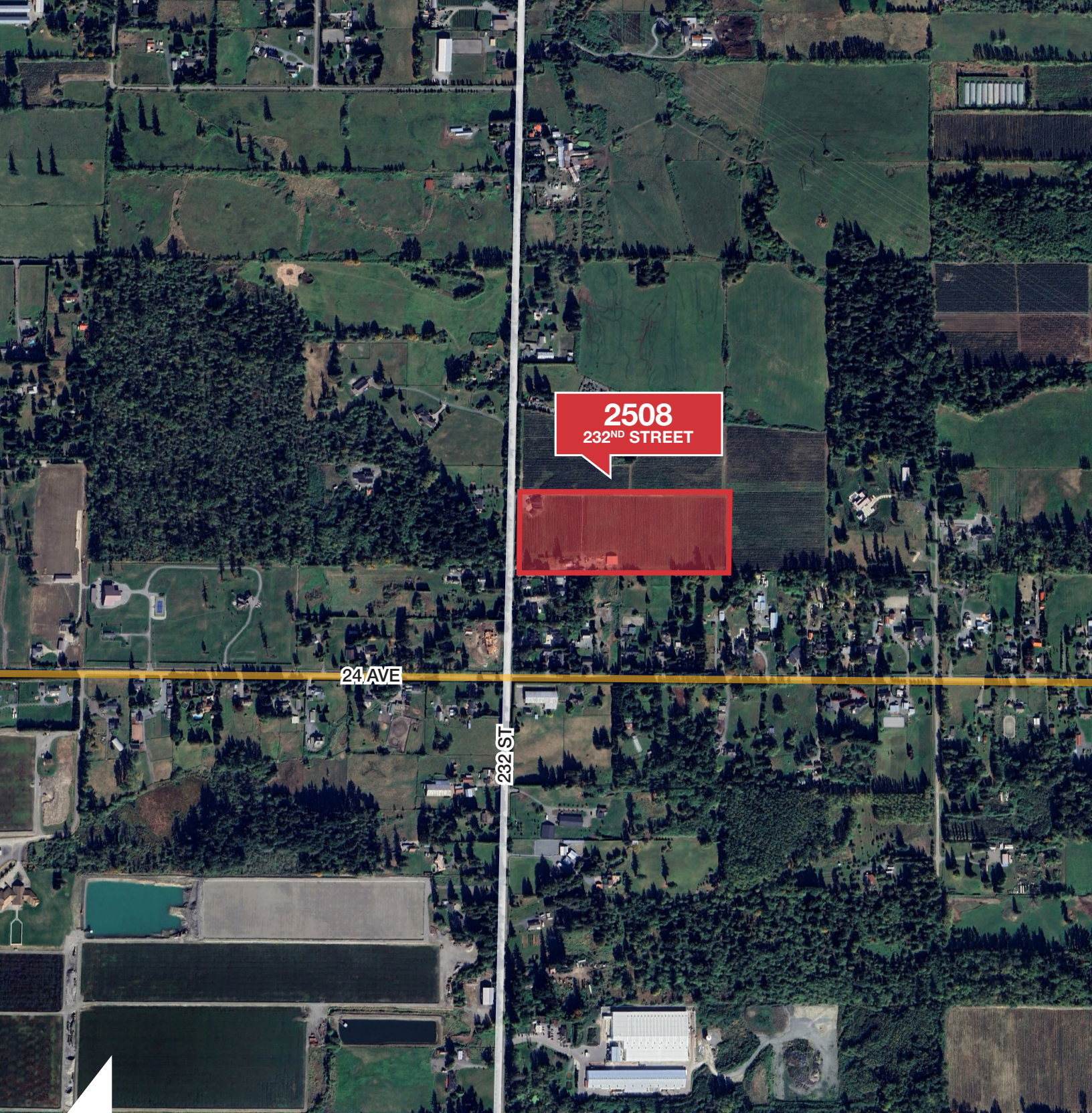
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