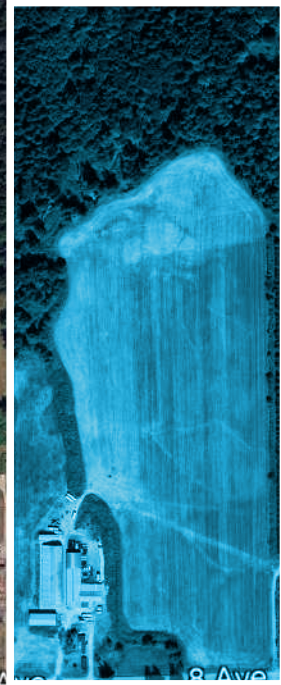


**FOR SALE**



**SUBJECT**

**CENTRALLY LOCATED  
FARM OPPORTUNITY**

**AREA:**

Hazelmere

**ADDRESS:**

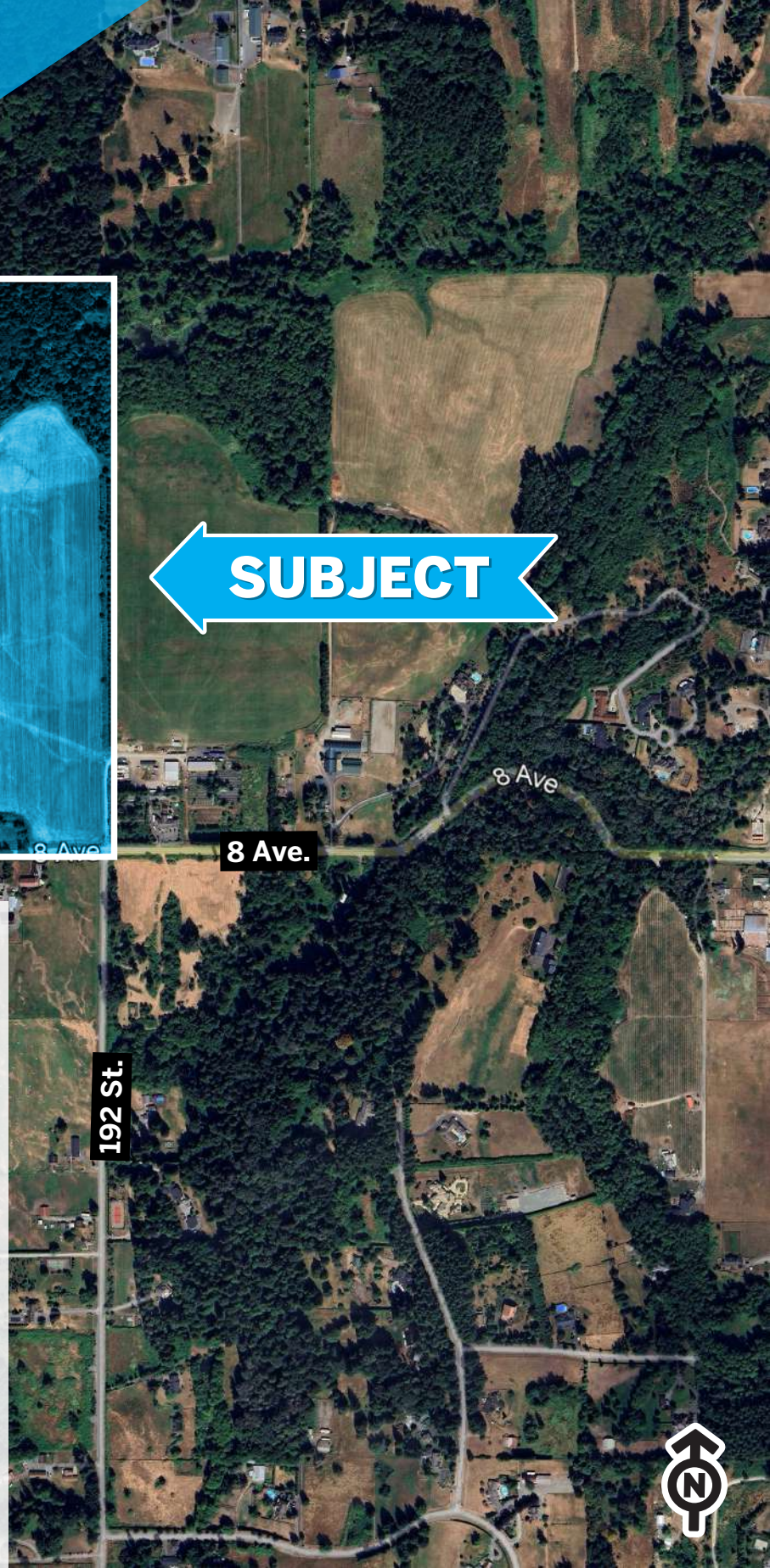
19103 8 Ave.,  
Surrey, BC

**SIZE:**

57.46 Acres

**PRICE:**

\$7,900,000



HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

**HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.

**604.565.3478 | [info@varinggroup.com](mailto:info@varinggroup.com)**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 19103 8 Ave., Surrey, BC  
PID: 007-163-606

**SIZE:** 57.46 Acres

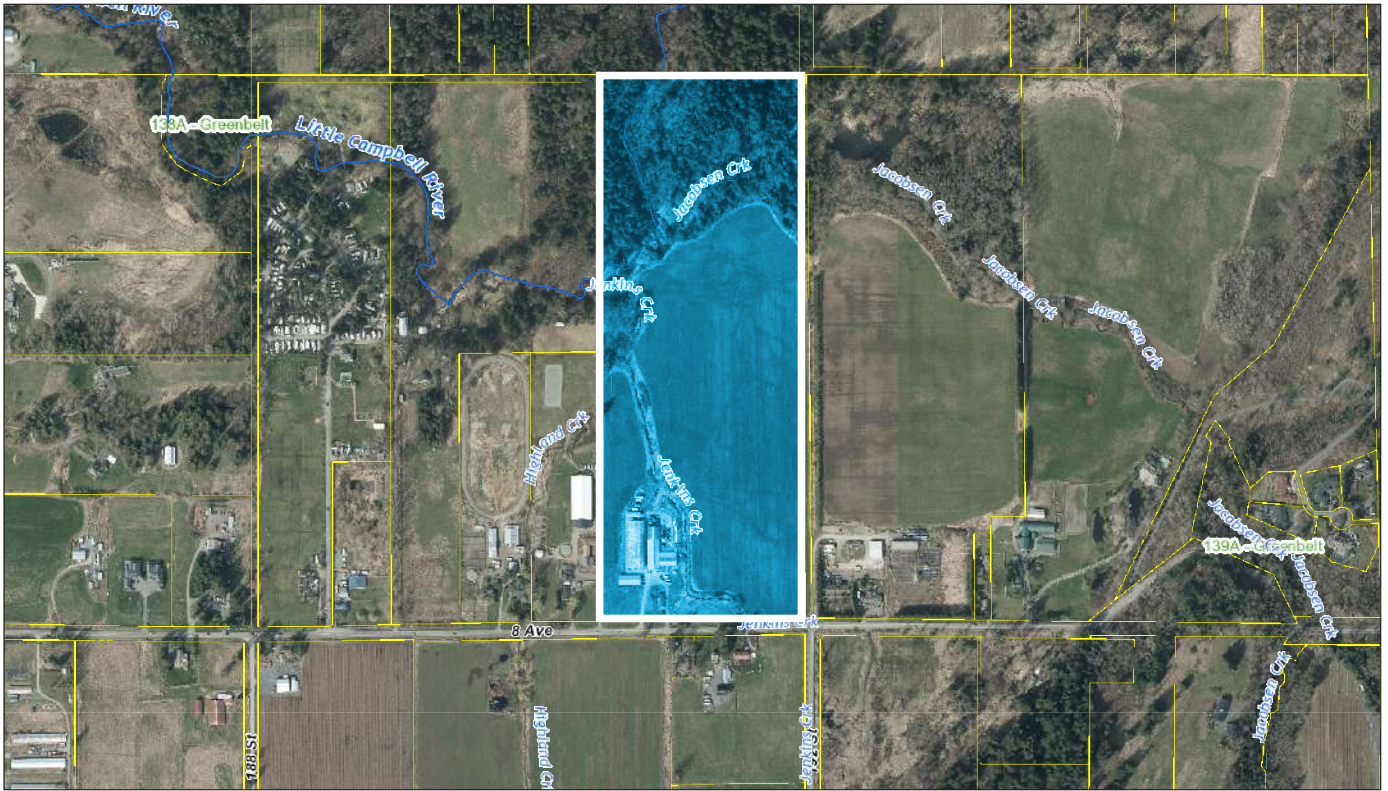
**PRICE:** \$7,900,000

### OPPORTUNITY:

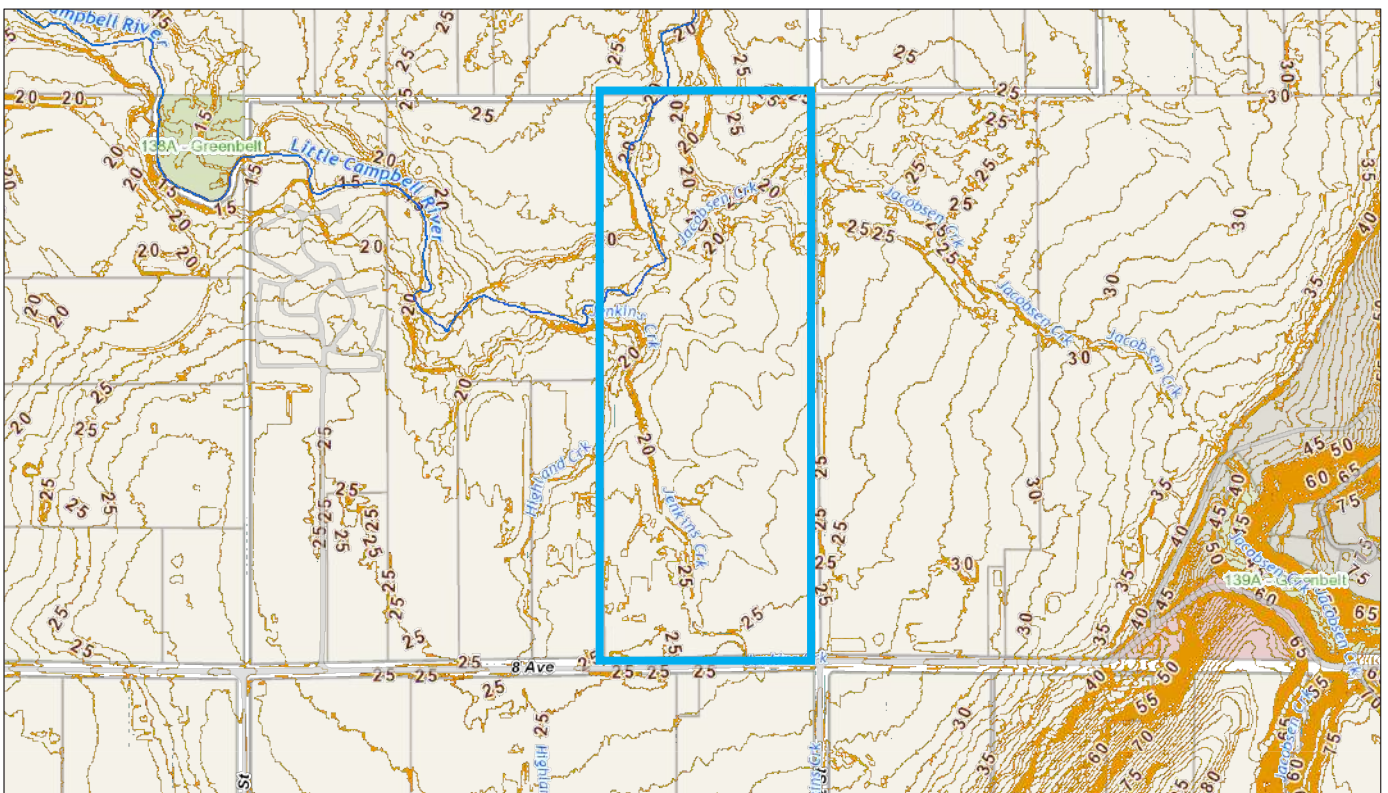
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- Clear land ready for for farming/agricultural production.
- Competitively priced, based on comparables in the area.
- The property features a mobile home currently rented at \$2,900/month.
- Several old dairy barns are situated on the property, totaling approximately 50,000 sq. ft.
- There is a well-constructed storage/hay shed, built 15 years ago, spanning approximately 6,000 sq.ft., complemented by a reliable drilled well.
- Presently within the Agricultural Land Reserve (ALR), with potential for future development.
- Conveniently located just a 2-minute drive from Hazelmere Golf & Tennis Club.
- Easy access to the Pacific Highway Border Crossing.
- A short 10 minutes to Highway 99, giving easy access to Delta and Richmond.

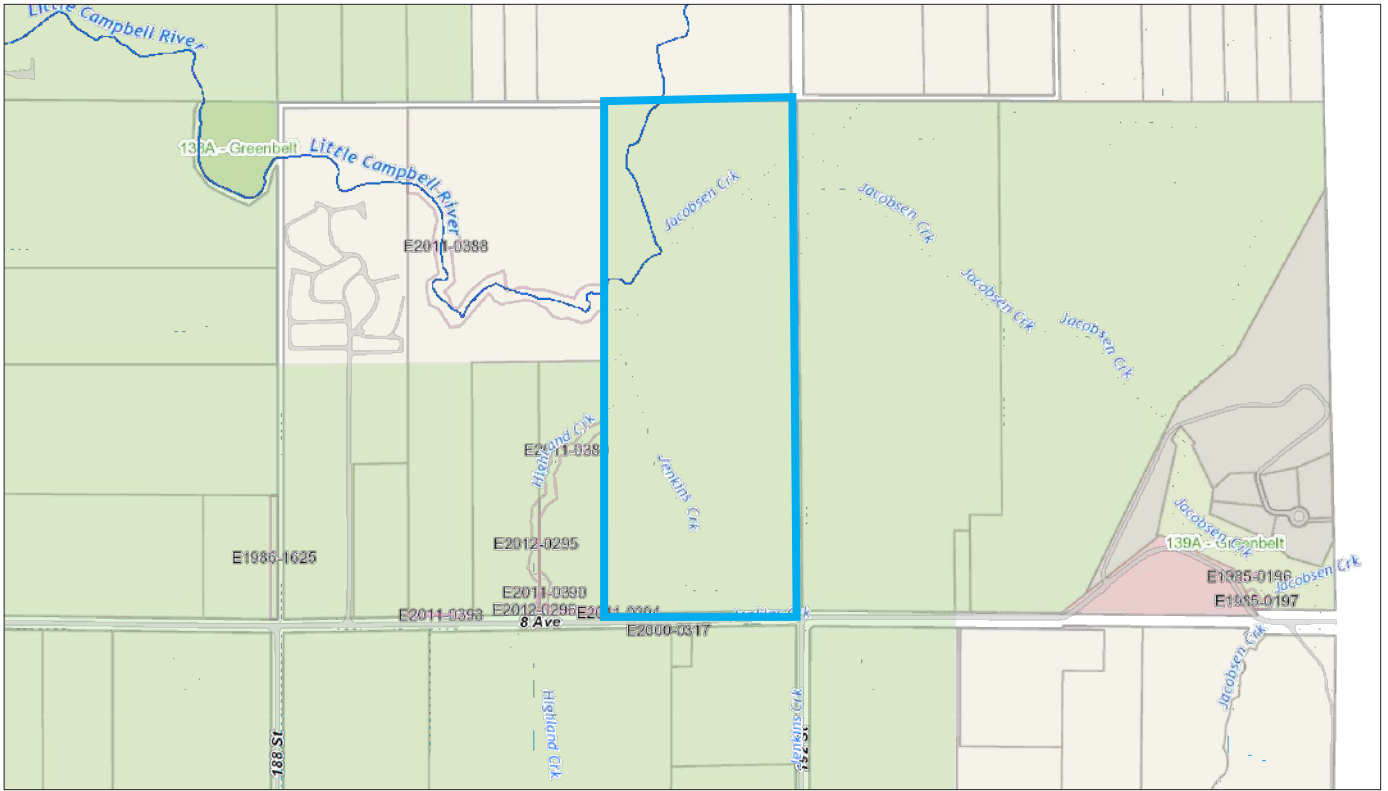
# AERIAL VIEW



# TOPOGRAPHY

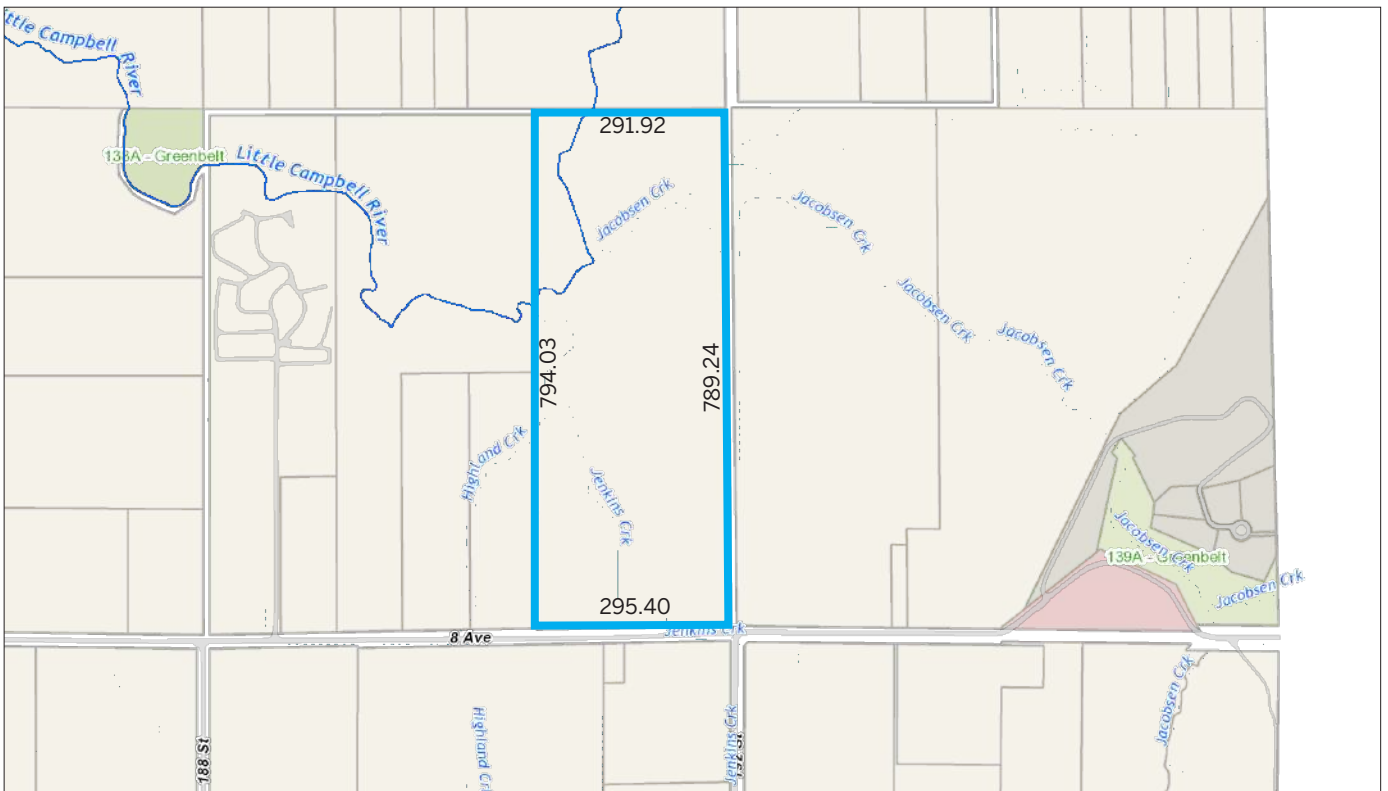


## LEGAL VIEW



## DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



# What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at [team@varinggroup.com](mailto:team@varinggroup.com)

