

FOR SALE

8.87 Acres - Fort Langley, BC

Water Ramp and Barge Access Available



25583 88th Avenue, Fort Langley, BC
Waterfront Industrial Acreage

William N. Hobbs*

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*Personal Real Estate Corporation



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LOCATION

This river frontage industrial site is situated east of Fort Langley, along the Fraser River, approximately 4 miles from the Trans Canada Highway, with easy truck access and egress.

CIVIC ADDRESS

25583 88th Avenue, Fort Langley, BC

LEGAL DESCRIPTION

Parcel "G", (Reference Plan 985), District Lot 325, Group 2, Except Part .385 acres outlined in red on Plan 49957 (PID: 005-068-894)

IMPROVEMENTS

At present there is a lumber sawmill operation (SuperCut) leasing ± 3.5 acres along the north-east portion of the site. There is also an occupied residence. This superb river frontage site has recently undergone a considerable cleanup by the previous owner and the site has recently seen extensive site paving. The site may be improved as required but is ideal for affordable outside storage uses.

SITE SIZE

8.875 acres

PROPERTY

- Feature roughly 668 feet of deep water frontage with Riparian Rights
- The site has recently been levelled and is ready for development
- A barge loading dock had been reconstructed and is ready for use
- Adjacent to the barge dock is a boat ramp and log de-watering ramp
- A gas line has been installed to the property next door which may be tapped into as required
- The site has been environmentally reclaimed. The owners have now received M.O.E. and D.F.O. approval letters as to the environmental state of the site.

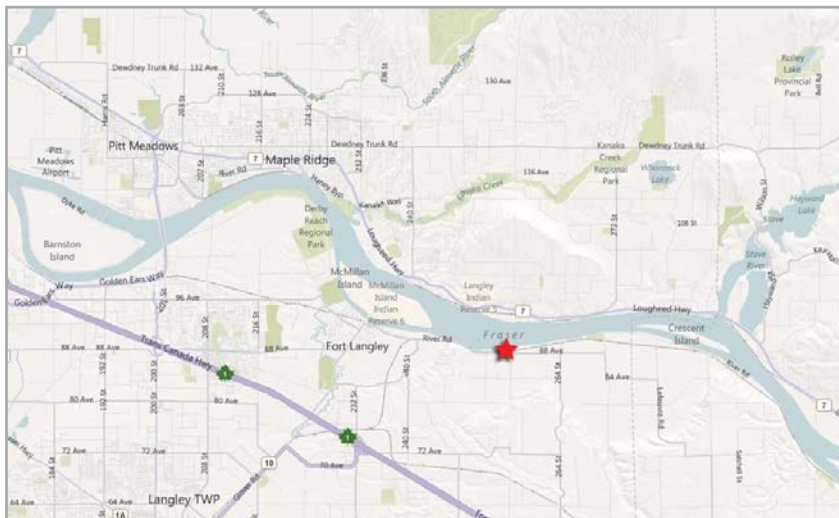
ZONING

Industrial M-5 zoning. Ideal for sawmills, shake mills, shingle mills and sand, gravel or soil extraction use. Copy of zoning bylaw available upon request from exclusive listing agent.

ASKING PRICE

\$9,675,000

Contact listing agent for a detailed summary of the improvements and equipment in place.



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