



22081 8th Avenue, Langley, BC

Highlights

- ▶ 18.38-acre parcel
- ▶ 6,439 SF - 5 bed, 5 bath, 2-storey house built in 2020
- ▶ Zoned RU-3 - allowed uses include parking of commercial vehicles, commercial greenhouses, and other agricultural uses

Gary Haukeland*

Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca

*Personal Real Estate Corporation

J-D Murray

Senior Associate
604 691 6664
jdmurray@naicommercial.ca

RE/MAX
2000 REALTY

Rob Drysdale*

604 220 1991
rob@robdrysdale.ca
www.robdrysdale.ca

*Personal Real Estate Corporation



22801 8th Avenue

Langley, BC

The Opportunity

The subject property is an 18.38-acre RU-3 zoned parcel with a 6,439 SF house. The house has 5 bedrooms, 5 bathrooms, gourmet kitchen, and a fully finished basement with a media room. RU-3 allows for a variety of commercial farming uses and equestrian use. The property is within the Agricultural Land Reserve.

Location

The property is located on the north side of 8th Avenue, between 224th and 232nd Streets, in the Township of Langley's Campbell Valley community. The property is close to all amenities.

Gary Haukeland*
Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca
*Personal Real Estate Corporation

Rob Drysdale*
604 220 1991
rob@robdrysdale.ca
www.robdrysdale.ca
*Personal Real Estate Corporation

J-D Murray
Senior Associate
604 691 6664
jdmurray@naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

Property Details

Civic Address
22801 8th Avenue
Langley, BC V2Z 2W3

Legal Description
Parcel "A" (Reference Plan 35296)
Of Lot 2 Section 8 Wnship 10 New
Westminster District Plan 23355

PID
009-224-262

Lot Size
18.38 Acres

Zoning
RU-3 (Rural Zone)

Property Taxes
\$15,296.35 (2024)

Price
\$4,995,000

NAI Commercial

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



22801
8TH AVENUE



NAI Commercial

Gary Haukeland*

Senior Vice President

604 691 6693

ghaukeland@naicommercial.ca

*Personal Real Estate Corporation

J-D Murray

Senior Associate

604 691 6664

jdmurray@naicommercial.ca

RE/MAX 2000 REALTY

Rob Drysdale*

604 220 1991

rob@robdrysdale.ca

www.robdrysdale.ca

*Personal Real Estate Corporation

NAI Commercial | 1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9 | +1 604 683 7535 | naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus