



## 25546 FRASER Langley British Columbia

\$2,600,000

This 5-acre prime corner property offers exceptional visibility at the intersection of Fraser Highway and 256 Street. Ideal for an agricultural business, a custom-built home, or other uses. With over 870 feet of frontage and no watercourses (according to TOL Geosource), this property is a valuable long-term investment in the ALR. Zoning permits a single-family residence, a secondary home (subject to size restrictions), agricultural structures, and various farming activities. The existing 1,250 sqft home and nearly 3,000 sqft/ shop need some TLC. Conveniently located near Highway 1, the US border, Aldergrove, and Langley, this property is poised for future growth with the development of Fraser Highway. Buyer to confirm all details independently. (id:6769)

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