



# FOR SALE

20 ACRE LAND INVESTMENT WITH GREAT INCOME

3925 64th Street, Delta, B.C.

## Opportunity Highlights

- » Delta Farm with exceptional INCOME!
- » Great Location, close to Ladner boundary
- » 20 Acre Farm planted in blueberries
- » Exceptional potential for other lucrative crops in existing warehouse

**Don O'Brien**

604.714.4789

✉ Don.O'Brien  
@macdonaldcommercial.com

**Yang Yang PREC 杨阳**

604.418.8246

✉ Yang.Yang  
@macdonaldcommercial.com

**Macdonald**

**COMMERCIAL**

**CORFAC**  
International



## Address

3925 64th Street, Delta, B.C

## Location

The property is located 4 minutes from Ladner Town Centre, 5 minutes from the largest lower mainland shopping centre, Tsawwassen Mills, Southpointe Private School and only 20 minutes from Vancouver. This area will expand rapidly with new bridge or tunnel replacing the highway 99 tunnel. This is a great opportunity with holding income.

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 [Yang.Yang@macdonaldcommercial.com](mailto:Yang.Yang@macdonaldcommercial.com)

## Legal Description

Lot 1 Section 26 Township 5 New  
Westminster District Plan 37500

## PID

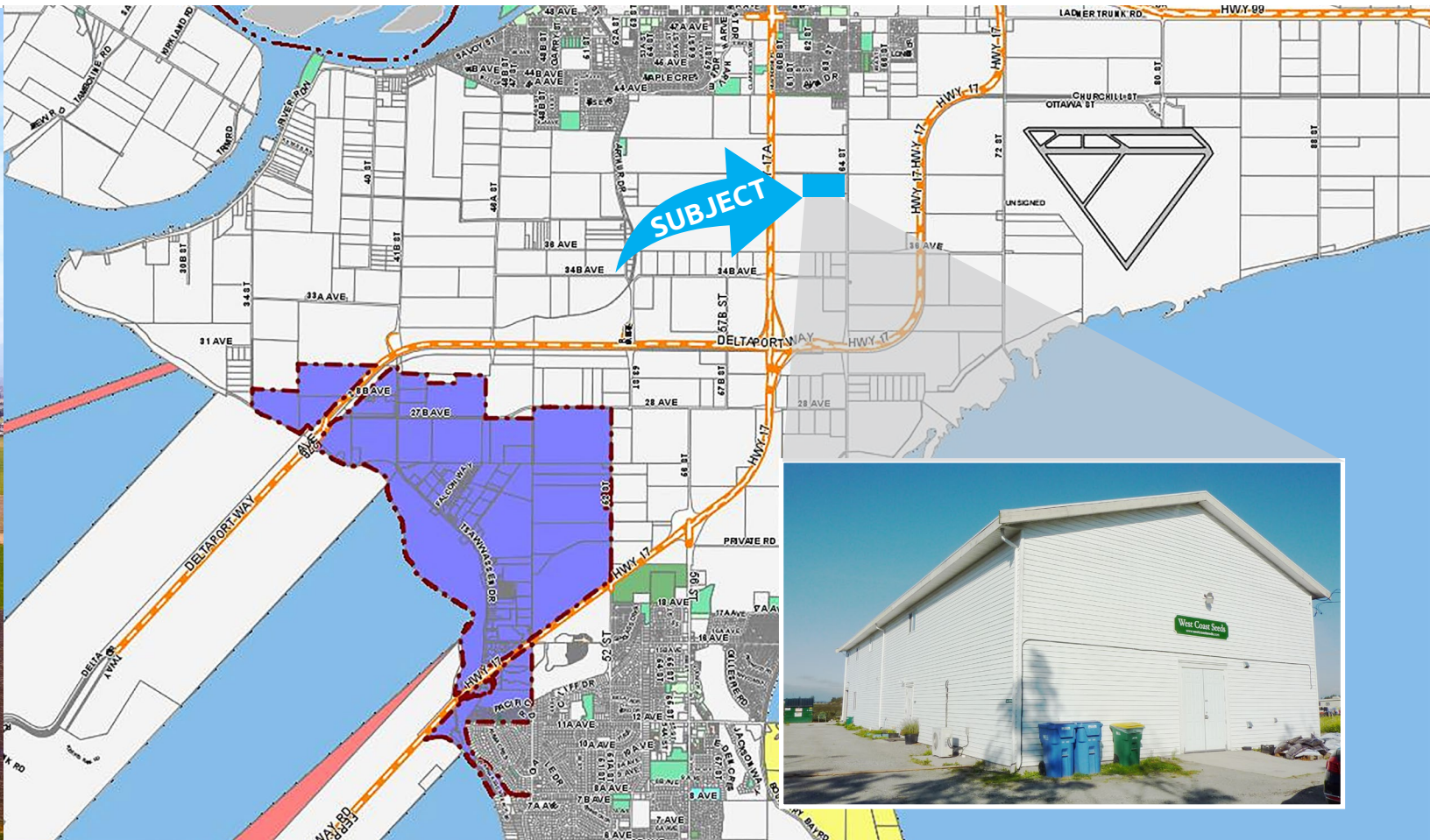
007-501-064

## Improvements

The Property is improved with an approximate 2,378 sq.ft. 4 bedroom, 2 bathroom home built in 1978. The house can be replaced with a 5,000 sq.ft. estate home.

There is also a 6,000 sq.ft. wood frame 2 storey warehouse building with a concrete floor and a 2,200 sq.ft. wood frame building with a 3 bedroom unauthorized suite and 1,800 SF of warehouse space. The Property is fully irrigated and has City water. Sanitary sewer is provided by a septic system.

The balance of the Property (approximately 16.5 acres) is planted in blueberries producing approximately 180,000 lbs per year.



**Zoning**

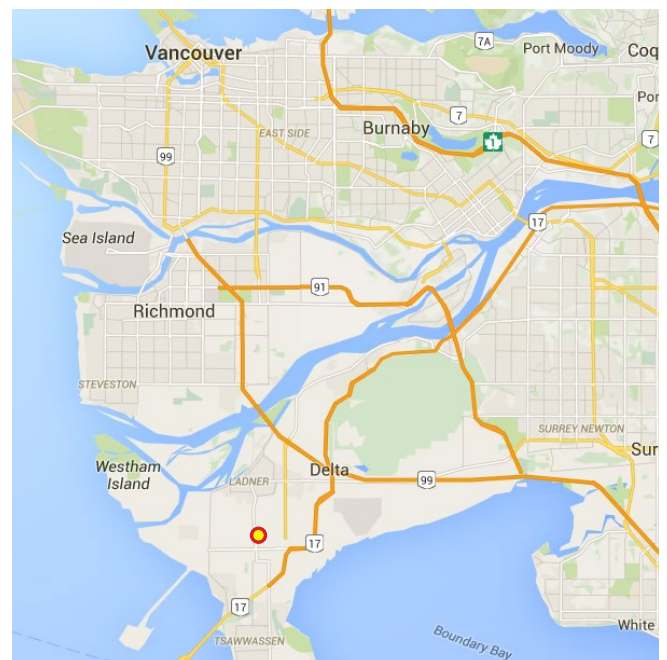
The Property is in the Agricultural Land Reserve and is zoned CD 292 Comprehensive Development.

This zoning allows for agricultural uses including cultivation of all legal crops.

Potential growing income 1.3 million to 1.9 million per year. Please call to discuss legal growing opportunities.

**Site Area**

660 ft. frontage on 64th Street by 1,320.21 ft. for a total approximate area of 871,338.6 sq.ft. or 20 acres.



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**Tenure**

The Property is leased to two separate tenants by way of three leases as follows:

Tenure	Lease Rate
16.5 acres in blueberries leased to October 15, 2020 at \$1,300 per acre/year plus GST - OR-	\$26,400/annum
The farm house* leased at \$1,300 per month	\$19,200/annum
The 6,000 SF outbuilding is leased month to month with a 2 month termination clause for \$3,450 per month -OR-	\$41,400/annum
2,200 SF barn leased at \$750 per month -OR-	\$9,000/annum
<b>TOTAL \$96,000/annum</b>	

\*1 year demo clause on house in effect once a year every September



**Property Taxes (2021)**

\$3,935.95

**Purchase Price**  
**\$5,880,000.00**

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