

Commercial Real Estate Redefined

LONDON
PACIFIC



FARM LAND OPPORTUNITY

78 ACRES | 2208 208TH STREET LANGLEY, BC

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OPPORTUNITY SUMMARY

London Pacific is pleased to present a rare opportunity to acquire an expansive 78-acre income-producing farm located along 208 Street in South Langley. This property is ideally situated near the Campbell Heights Industrial Park, 200th Street, and the Fern Ridge area, offering exceptional connectivity within Langley and across the Metro Vancouver region.

Currently improved with a primary residence, secondary home, multiple barns, and outbuildings, this parcel presents both investment and lifestyle value with fertile farmland that generates reliable holding income. Proximity to major employment nodes and established community plans makes this an exceptional long-term investment opportunity.



OPPORTUNITY OVERVIEW

SALIENT FACTS

Address	2208 208 Street, Langley BC V2Z 2A6
PID	003-796-248
Gross Site Area	± 3,397,680 SQFT / 78 ACRES
Zoning	RU-1 Rural Zone
Designation	Small Farms/ Country Estate
Improvements	Two (2) single family homes and Two (2) large cattle barns
Gross Taxes (2024)	\$4731.43
Price	\$12,000,000

PROPERTY HIGHLIGHTS

- + Significant property size providing unprecedented scale in the region
- + Optimal for large scale farming operations
- + Flat topography with excellent drainage and good soils
- + Corner parcel with nearly 2000 feet of frontage on 24th Avenue, and nearly 2000 feet of frontage on 208th Street
- + Less than 3 kms from the Campbell Heights industrial park and adjacent to the Fernridge Community Plan



LOCATION

Campbell Valley is quickly emerging as one of Langley's most promising areas for growth. Located in the Township's southern reaches, this scenic and increasingly connected community offers a compelling mix of rural charm, strategic accessibility, and active development. Its proximity to Campbell Heights Industrial Park, the U.S. border, and the expanding Fernridge area positions it as an ideal location for future investment.

STRATEGIC LOCATION

Campbell Valley benefits from its close proximity to Campbell Heights Industrial Park—one of Metro Vancouver's leading employment hubs—driving demand for housing and services in the area. With the nearby U.S. border offering direct access to American markets, the location is well-suited for both residential and commercial opportunities.

ONGOING DEVELOPMENT

The adjacent Fernridge area is undergoing significant transformation, guided by the Brookwood-Fernridge Community Plan. This framework supports thoughtful residential and commercial growth, further enhancing the long-term potential of Campbell Valley as a vibrant, future-ready community.

NATURAL BEAUTY & LIFESTYLE

Surrounded by rolling farmland, scenic trails, and protected green spaces, Campbell Valley offers a peaceful, nature-oriented lifestyle. Residents enjoy year-round recreation at Campbell Valley

A BALANCED OPPORTUNITY

Campbell Valley represents a rare balance of natural beauty, regional connectivity, and sustained growth—an ideal canvas for thoughtful development in one of Langley's most strategically positioned corridors.



PRIMARY RESIDENCE

The primary residence is situated on the western portion of the property and is a large custom home built in the West Coast modern design style with high vaulted ceilings and wood trim throughout. Originally built in 1999 it went through a significant renovation in 2012. The home features 5 bedrooms, 3 and a half bathrooms and a large open concept kitchen.



SECONDARY RESIDENCE

The secondary residence is the original home on the property. The home features 3 bedrooms, 1 bathroom and currently provides rental income through a tenant on a month-to-month lease.



BUILDINGS: HIP STYLE BARN

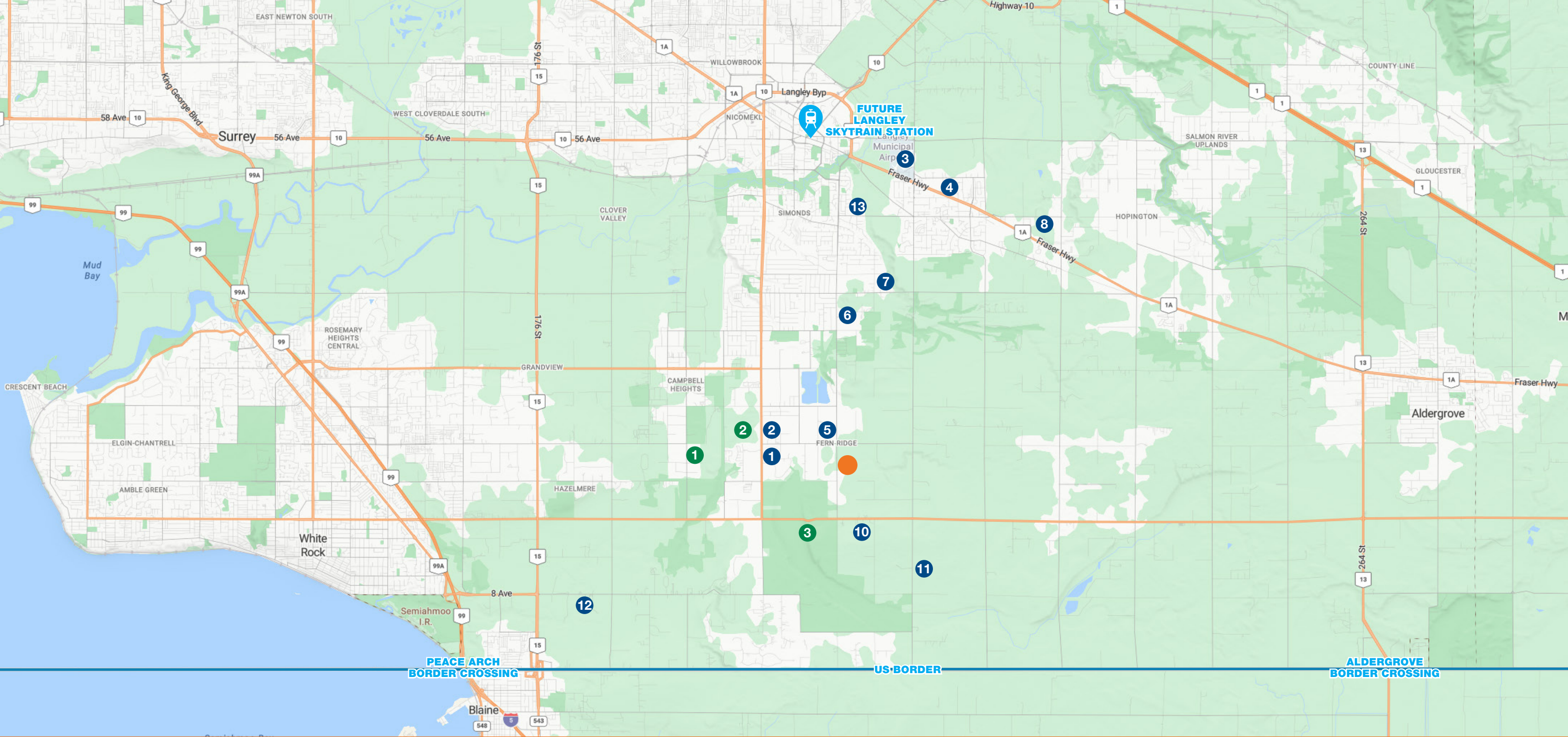
The hip-style barn, centrally located on the property, features multiple pens for smaller animals, several lean-tos, and an open hay loft. Originally built around the turn of the 20th century, the barn has been well maintained over the years, with a durable steel roof added to preserve its structure.



BUILDINGS: DAIRY BARN

The dairy barn is situated on the southern side of the property. It was previously used for milking cows and includes an attached, now-unused milking parlour and an office space. The barn is accessible via the main driveway, as well as a more southern secondary paved driveway off 208th Street.





LEGEND

 SUBJECT SITE

AMENITY

- 1 IGA SUPER MARKET
- 2 CENTEX GAS
- 3 LANGLEY AIRPORT
- 4 LANGLEY MEMORIAL HOSPITAL
- 5 GLENWOOD ELEMENTARY
- 6 BROOKSWOOD SECONDARY
- 7 LANGLEY FUNDAMENTAL MIDDLE & HIGH SCHOOL
- 8 LANGLEY CHRISTIAN MIDDLE AND HIGH SCHOOL

- 10 TOWNSHIP 7 VINEYARD
- 11 CHABERTON ESTATE WINERY
- 12 HAZELMERE GOLF COURSE
- 13 NEWLANDS GOLF COURSE

PUBLIC SPACES

- 1 CAMPBELL HEIGHT INDUSTRIAL PARK
- 2 FERNRIDGE NATURE PARK
- 3 CAMPBELL VALLEY REGIONAL PARK

DRIVE TIME

- | | |
|------------|---------------------------------|
| 1HR 10MINS | DOWNTOWN VANCOUVER |
| 45MINS | VANCOUVER INTERNATIONAL AIRPORT |
| 40MINS | DELTA AIRPORT |
| 2HR 30MINS | WHISTLER |
| 4HR | KELOWNA |

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