



For Sale

# Turn-key Greenhouse Operation

19343 & 19393 Richardson Road, Pitt Meadows | BC

25 acres, 2 titles and 13.6 acres under glass

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# Opportunity

Colliers and Farms In BC Real Estate Group are pleased to present the rare opportunity to purchase 25 acres of agricultural land within the Agricultural Land Reserve (ALR). The Property consists of two separate but contiguous facilities, each of which is situated on its own legal title. The Property offers the only large scale turnkey greenhouse facility publicly available for sale, with over 13 acres of under-glass Venlo style greenhouse. It is ready for a variety of agricultural uses, most notably pepper production, and is poised to take advantage of the growing demand for locally sourced, high quality vegetables.

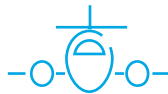
# Location

The properties are located on Richardson Road in the farming community of Pitt Meadows. Situated in the Lower Fraser Valley and within Metro Vancouver, the majority of Pitt Meadows is dedicated to farming use with most of the land designated within the Agricultural Land Reserve (ALR). The property is a short drive to many arterial routes, including the Trans Canada Highway and Lougheed Highway, and is a 35 minute drive from the Abbotsford International Airport.



**TransCanada Highway**

19 minutes



**Abbotsford Airport**

35 minutes



**Lougheed Highway**

10 minutes

# Offering Process

Asking Price: **\$16,750,000**

Interested parties should contact the Listing brokers to receive and complete a Confidentiality Agreement (CA). Once received and approved, access to the electronic Data Room, and all relevant files, will be provided.

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. Any Offer to Purchase the Property (the "Offer") is to be submitted to Colliers on the Vendor's standard offering form, available upon request from Colliers.



## PROPERTY 1

The westernmost title, Property 1, consists of a 10 acre title improved with greenhouses, a large refrigerated warehouse, offices and staff rooms, irrigation and nutrient system, primary heating infrastructure, secondary (reserve) pellet fired heating infrastructure, and ancillary client facing offices.

<b>Civic Address</b>	19343 Richardson Road, Pitt Meadows, BC (Property 1)
<b>Legal Description</b>	PID: 010-790-021 Lot 18 Section 10 Township 40 New Westminster District Plan 2933
<b>Site Area</b>	10 Acres
<b>Growing Area</b>	5.81 acres (approximate) "Venlo" style
<b>Climate Zones</b>	Yes
<b>Warehouse/Packing Area</b>	21,700 SF (refrigerated)
<b>Office Area</b>	4,884 SF
<b>Irrigation/Nutrient Injection System</b>	7,750 SF
<b>Effective Age</b>	10 Years
<b>Residence</b>	No
<b>Boiler</b>	Yes

## PROPERTY 2

Property 2, consists of a 15 acre title improved with greenhouses, a large, single family home and 4 pads ready to accommodate mobile employee housing.

<b>Civic Address</b>	19393 Richardson Road, Pitt Meadows, BC (Property 2)
<b>Legal Description</b>	PID: 010-790-047 Lot 19 Section 10 Township 40 New Westminster District Plan 2933
<b>Site Area</b>	15 acres
<b>Growing Area</b>	7.70 acres (approximate) "Venlo" style
<b>Climate Zones</b>	Yes
<b>Warehouse/Packing Area</b>	15,435 SF
<b>Office Area</b>	N/A
<b>Irrigation/Nutrient Injection System</b>	N/A
<b>Effective Age</b>	10 Years
<b>Residence</b>	16 year old. 1 1/2 story residential home, with main floor of 2,158 SF and second floor of 1,337 SF
<b>Boiler</b>	Yes





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