

FOR SALE

INSTITUTIONAL / COMMUNITY CARE FACILITY

21233 32 AVE, LANGLEY, BC



5 ACRES
IN THE ALR

MAIN BUILDING:
15,565 SQ.FT.
SECOND HOME:
1,846 SQ.FT.

ZONED FOR 34 RESIDENTS
FEATURES 12 DORM ROOMS
AND 6 PRIVATE SUITES

P-2E ZONING
COMMUNITY CARE FACILITY ZONE

BEAUTIFUL PROPERTY WITH
MOUNTAIN VIEWS



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BEN GAUER & ASSOCIATES

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OPPORTUNITY

Excellent and rare opportunity to purchase a serene and picturesque property in a quiet corner of South Langley, BC with unique community care zoning for 34 residents. Existing buildings accommodate approximately 45.

CIVIC ADDRESS

21233 32 Ave, Langley, BC V2Z 2E7

LEGAL DESCRIPTION

Lot 11 Plan NWP39877 Part1 SE Section 25 Township 7 Land District 36
PID: 008-677-620

PROPERTY TAX

\$1,589.91 (2019)

LAND AREA

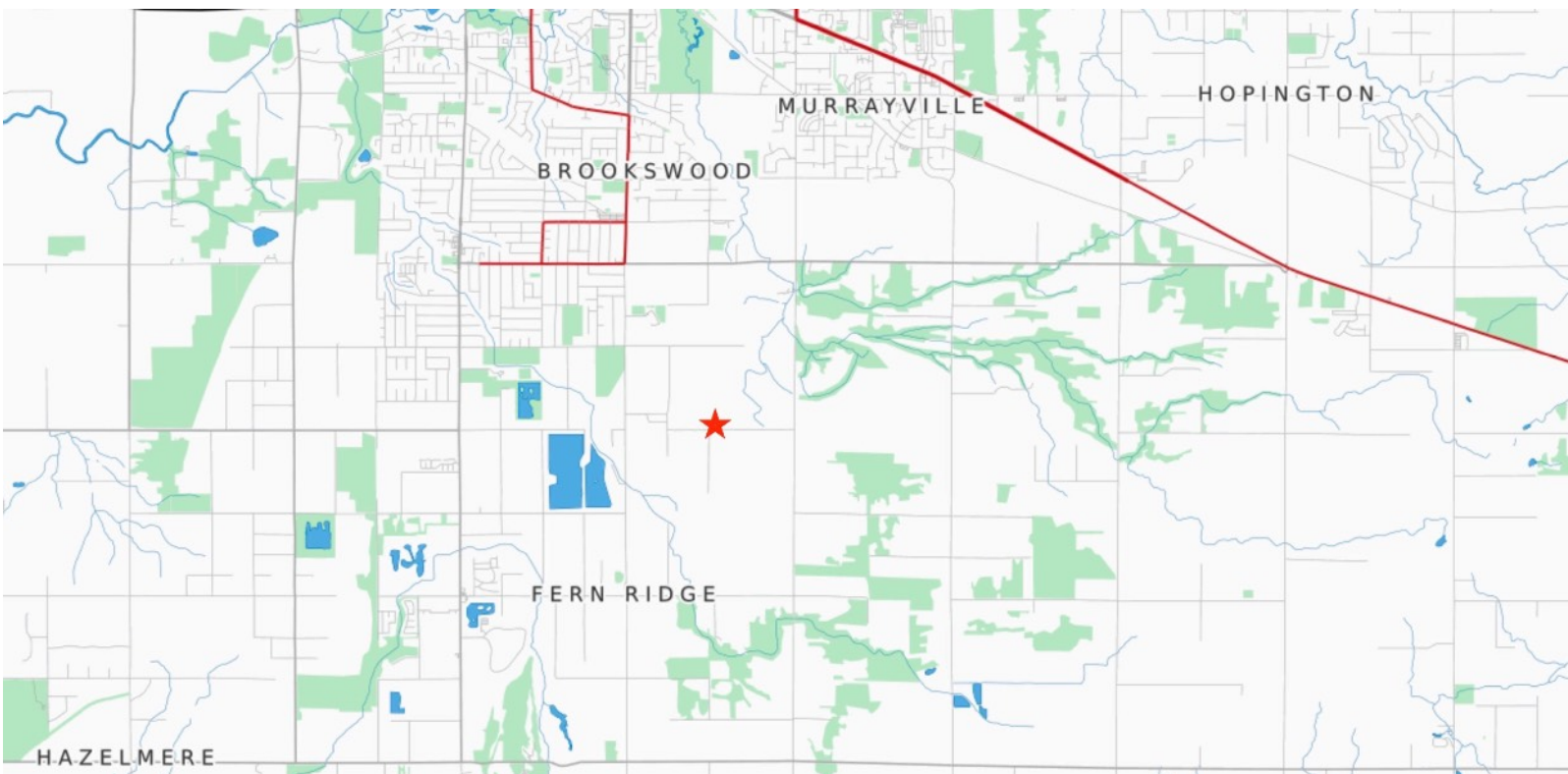
5 Acres: 396 ft. frontage x 550 ft. depth
Approx. 217,806 sq.ft.

ASKING PRICE

\$2,400,000

LOCATION

- Located on a quiet no-through street adjacent to the Fernridge walking trail in South Langley's horse country.
- 56 km from Vancouver International Airport (YVR) which is an approximate 50 minute drive.
- 23.1 km from Abbotsford International Airport (YXX) which is an approximate 21 minute drive.
- Minutes from shopping, grocery, retail and restaurants to the north.
- 10 minutes from Campbell Valley Regional Park to the south.
- In the ALR surrounded by acreages and farms.
- Approx. 15 minutes from the 176 St and 264 St border crossings allowing easy access to the USA and Bellingham International Airport (BLI).



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MAIN BUILDING



The main building was originally developed as a facility for intellectually disabled adults in 1971. For the past 23 years it has been used as a residential missions training facility. The east basement was completed without permits in approximately 1997.

Main Level: 8,221 sq.ft.
Basement: 7,344 sq.ft.
Total: 15,565 sq.ft.

Crawl Space: 1,048 sq.ft.
Rear Deck: 1,180 sq.ft.

- 12 dorm rooms + 6 independent 1-3 bedroom suites with a total of 7 full kitchens and a kitchenette.
- Stucco and brick siding facades.
- New double-paned windows in 2006.
- Roof plywood & waterproof membrane replaced in approx. 2006-7

Heating / Electrical / Plumbing

- Drilled well.
- Baseboard gas fired hot water heating.
- Electrical room contains a 400 amp main service.
- Utility room contains two holding tanks, a water softening system and a water purifying system.
- On-demand water heater (new in 2016) and an additional 80 gallon hot water tank.
- 5000 Watt generator.

Yard

- Beautiful tall evergreens grace the entrance to this remarkable property.
- Orchard: 10 apple trees, 2-3 pear trees, 2 cherry trees
- 2 RV spaces available with full septic and electrical hook-ups.

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MAIN BUILDING

CONTINUED



Main Floor: 8,221 Sq.Ft.

-Inviting main foyer with hardwood floors.

-Most dorms have 2 beds.

-12 dorm style rooms with 6 bathrooms. Most dorms have 2 beds as seen in the picture.

-2 separate offices on the east and west side of the main entrance.

-30'1 x 20'2 lounge with vaulted ceiling and sliding glass door to the deck.

-30'1 x 20'4 dining room big enough to seat all potential residents accented with a gas fireplace and a service counter to the kitchen.

-Large commercial kitchen includes wood cabinets, Garland commercial stove/oven with overhead exhaust fan.

-Guest washroom beside dining room.

-“Apartment 1” is a 2 level 3+ bedroom apartment with living, dining, full kitchen and master bedroom on the main level and 2 bedrooms on the lower level. Sliding glass door off living room leads to the shared deck and mountain views. 3 points of access to this suite.

-“Apartment 2” is a one bedroom suite with exterior access near the main entrance. This suite has loads of natural light, and a small kitchenette.

-“Apartment 3” is a spacious one bedroom suite in the south wing with spacious rooms.



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MAIN BUILDING

CONTINUED



Lower Floor: 7,344 Sq.Ft.

-The Classroom/Library boasts a wide open layout useable for countless configurations. This space is truly functional, bright, and well located with outside access, bathroom and small kitchen nearby.

-Conveniently located kitchen across from the classroom.

-Lounge off kitchen could be used for a staff break room.

-Large play room fitted with foam flooring to accommodate safe play.

-Massive laundry room with storage space, stainless steel sinks, 2 gas clothes dryers, 1 electric dryer, 3 washing machines.

-Workshop, mechanical and utility rooms (more details below) and multiple storage rooms and closets as seen in the floor plan.

-3 separate offices with windows and a 3 piece bathroom nearby.

-“Apartment 1” on the west side extends to this lower floor with 2 bedrooms.

-“Apartment 217” is a large one bedroom suite with ample closet space, 4 piece bathroom, and a full kitchen with wood cabinets. Tile and carpet flooring and access into and out of the building.

-“Apartment 218” is a one bedroom suite with south-facing windows.

-“Apartment 219” at the end of the east wing is a bright and spacious 2 bedroom suite with south, east and north-facing windows. Enjoy spacious living and dining rooms and a full kitchen with wood cabinets, in-suite washer and dryer and a foyer at the East entrance for guests.



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SECOND HOME



Overview:

- 1,846 sq.ft. on two levels.
- 1 storey with walk out basement style home.
- Construction completed in 2004.
- Vinyl siding, asphalt roof (original), wood trim and double pane windows.
- Standard 100 amp service to the home.
- Electric baseboard heat.
- 3 bedrooms plus den and rec room.
- 2 bathrooms.
- Master bedroom on the main.
- Laundry hookups.
- Kitchen fitted with matching white appliances, oak cabinets, laminate countertops and tile flooring.
- Open concept dining and living rooms featuring laminate flooring, bay windows with incredible mountain views and access to the shared deck adjoining the house with the main building.
- Lower floor has potential as a separate suite.



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SHOP



Overview:

Located at the northwest corner of the property with access from a gravel/dirt road along the west side of the property.

Main Level: 1,800 sq/ft

Mezzanine: 336 sq/ft

Total: 2,136 sq/ft

- Painted plywood siding.
- Corrugated metal roof.
- Covered post and beam shed roof extension.
- Concrete floors and plywood floor in mezzanine.
- 12'x12' overhead door.
- Electrical service and florescent lighting.
- Separate workshop at the north end of the building with electric baseboard heat.



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BARN



Overview:

Currently used for storage and recreation, this barn is multi-purpose! Home to a small finished exercise room, wide open concrete main floor, and a second story with plywood flooring, florescent lighting and an unfinished rafter ceiling.

Main Level: 1,120 sq.ft.
Upper Level: 1,120 sq.ft.
Total: 2,240 sq.ft.

- Plywood siding.
- Corrugated metal roof.
- Wood frame with concrete foundation.
- Lighting and electrical service.
- 3 entrances with sliding barn doors.



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CHICKEN COOP ROOT CELLAR



Chicken Coop Overview:

Matching red, wood-framed chicken coop with a concrete foundation. This 840 sq.ft. coop is full of character and was once home to many chickens. Interior and exterior walls finished with plywood as well as ceilings.

Root Cellar Overview:

Built into the slope with a ground-level walkout this root cellar consists of concrete walls and foundation and a wood frame gable roof. The root cellar is positioned on the Southwest corner of the property between two driveways facing the secondary home. The building is equipped with lighting. Wood slat walls partition multiple storage areas.

26' x 18' = 208 sq.ft.

