

# DEVELOPMENT LAND

## ABBOTSFORD, BC



1.53 ACRES  
MULTI-USE LAND ASSEMBLY

FOR SALE



- 1.53 acre multi-use development land assembly
- Current zoning RS-3
- Located in developed residential area of Abbotsford
- Current monthly income from homes: \$3,000

- Site is close to:  
Mill Lake Park, Abbotsford Senior Secondary School, Abbotsford Hospital, Airport, Main Commercial Corridor, Highway #1 exit and multiple senior care facilities

**HARPREET SINGH**

INVESTMENT SALES

604.640.5870

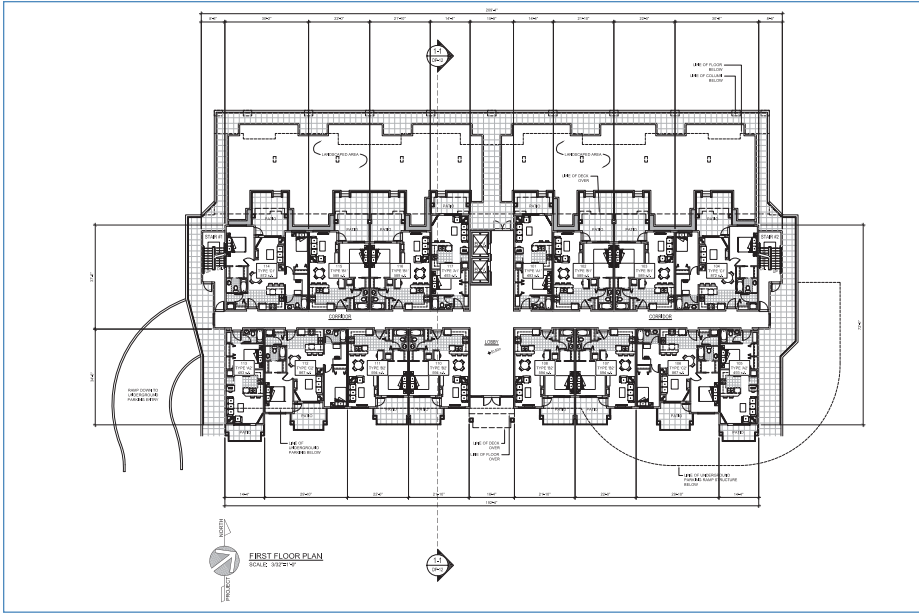
harpreet.singh@ca.cushmanwakefield.com



# MULTI-USE LAND ASSEMBLY

Apartment Block/Senior Housing/Townhomes/Rowhomes (OCP Amendment Req'd)

FOR  
SALE



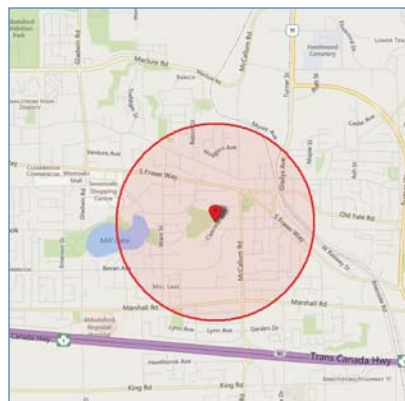
\* IN AUGUST 2011 - ABBOTSFORD COUNCIL APPROVED III READING FOR A 98 UNIT APARTMENT BUILDING, SUBJECT TO CONDITIONS INCLUDING OCP AMENDMENT.

## OPPORTUNITY

To acquire rare piece of land assembly in the heart of the city. Located in a fast growing residential neighbourhood which is close to all amenities including Abbotsford Hospital and Mill Lake Park. Backs on to Green Belt.

## DEMOGRAPHICS

DEMOGRAPHIC INFORMATION	1 KM
POPULATION (2014 EST.)	12,045
POPULATION (2019 PROJECTED)	12,636
MEDIAN AGE	40.2
HOUSEHOLDS (2014 EST.)	5,840
AVERAGE HOUSEHOLD INCOME (2014 EST.)	\$52,779



ADDRESSES	ABBOTSFORD, BC:
	2405 Crescent Way
	2413 Crescent Way
	2421 Crescent Way
2427 Crescent Way	
TOTAL LAND SIZE	1.53 Acres
TAXES (2014)	\$9,535.75
ASKING PRICE	\$1,349,900 ±\$14,000   Door*

## NOTE

Cushman & Wakefield Ltd. cannot guarantee on required approvals, use of land and rezoning and OCP amendment (which might be required), buyer to make independent inquiries with the City of Abbotsford.

\*Door price calculation based on previous application

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