



# Mixed-use Development Site

2426-2422 Pauline Street  
33709-33719 McDougall Avenue  
2407-2437 Montrose Avenue  
Abbotsford, BC

DYLAN SOHI  
604 661 0818  
dylan.sohi@colliers.com



COLLIERS INTERNATIONAL  
Suite 1850, 13450 102nd Ave  
Surrey, BC V3T 5X3  
604 681 4111  
www.collierscanada.com

Ravine Park

Abbotsford Senior  
Secondary School

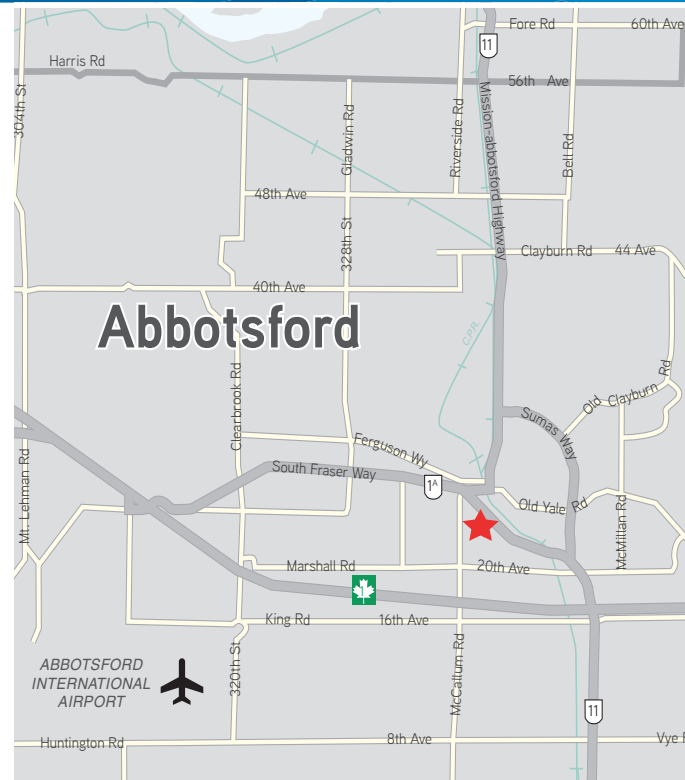
## OPPORTUNITY HIGHLIGHTS

- > 52,974 SF (1.22 ac.) site (239.6 ft width x 211.7 ft depth)
- > Historic Downtown Commercial Zone (C7) to accommodate commercial and mixed-use developments up to 2.75 FAR
- > Three road frontages include McDougall Avenue, Pauline Street and Montrose Avenue
- > Amenity rich area including shopping, services and recreational facilities with access to transit at Montrose Avenue
- > The property is only minutes from South Fraser Way and Highway #1
- > Asking price: \$1,595,000

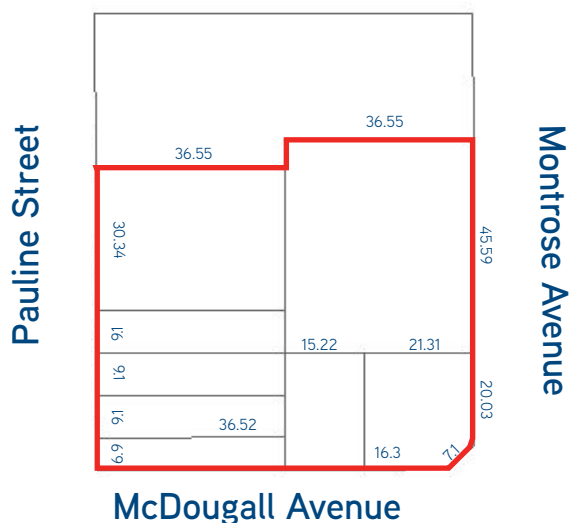
# FOR SALE › Mixed-use Development Site

## PROPERTY DETAILS

The Opportunity:	To purchase a 100% interest in the mixed use development property located in Abbotsford's Historic Downtown Commercial District.
Civic Address:	2426 Pauline Street, Abbotsford, BC
PIDs:	011-685-956, 011-946-636, 011-946-644, 010-399-968, 006-561-764, 009-522-859
Location:	Ideally located on the north side of Highway #1 minutes from the McCallum Road interchange in Abbotsford's Downtown Commercial District.
Site Area:	52,974 SF
Site Description:	Six lots with three major road frontages. All municipal services are available at the lot line.
Current Zoning:	C-7 Historic Downtown Commercial Zone and P1 Civic Institutional Zone
OCP:	The Abbotsford Community Plan and the Abbotsford Historic Downtown Revitalization plan support an "open for business" approach that reflects a desire to attract high quality mixed-use and commercial developments.
Assessed Value (2014):	\$ 1,876,700
Demographics:	Abbotsford Centre is located in the urban core with a population of 8,600 and is expected to grow to 15,200 by 2035.
Asking Price:	\$ 1,595,000



## SITE PLAN



## CONTACT US

DYLAN SOHI  
604 661 0818  
[dylan.sohi@colliers.com](mailto:dylan.sohi@colliers.com)

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