

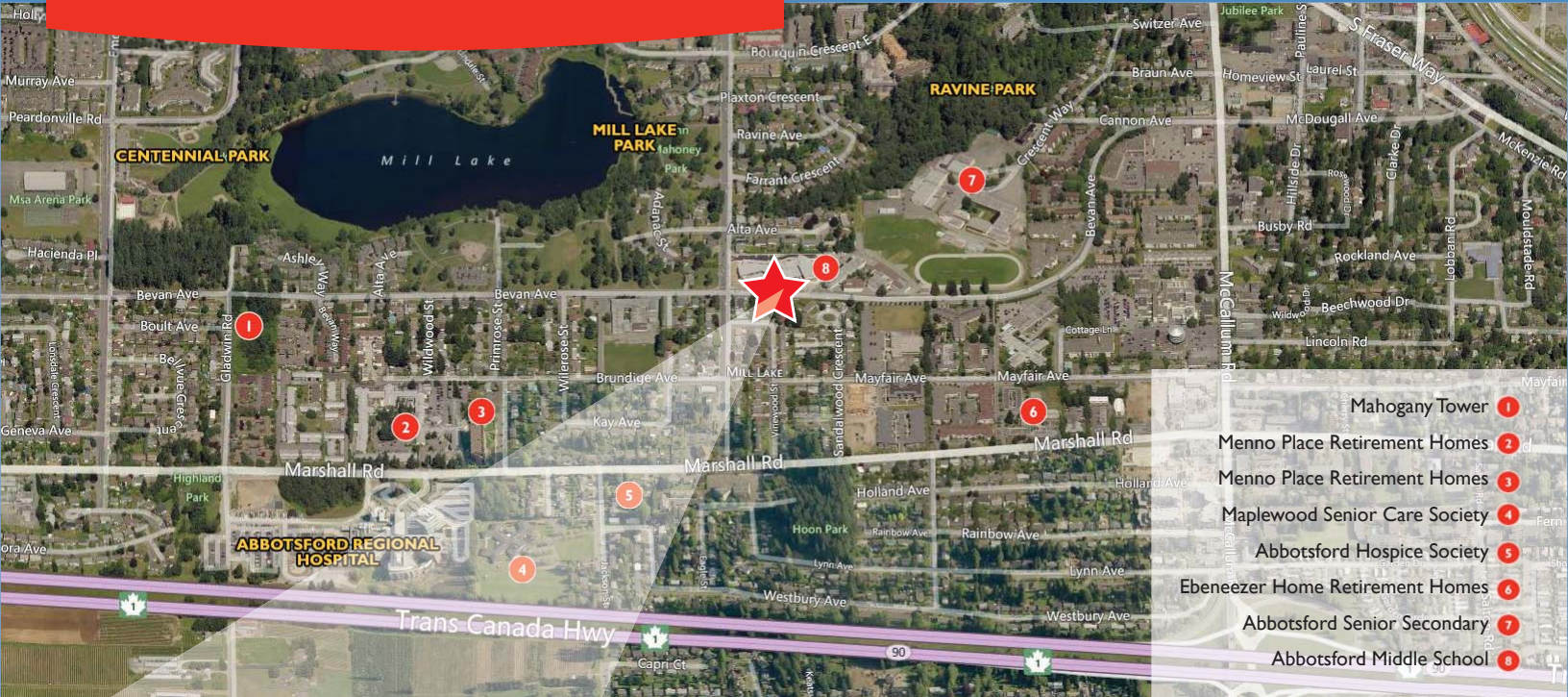
DEVELOPMENT LAND

ABBOTSFORD, BC



1.38 ACRES
MULTI-USE LAND ASSEMBLY

FOR SALE



- 1.38 acre multi-use development land assembly
- Current zoning RS-3 & RS-4
- Located in developed residential area of Abbotsford
- Current monthly income from homes: \$6,200

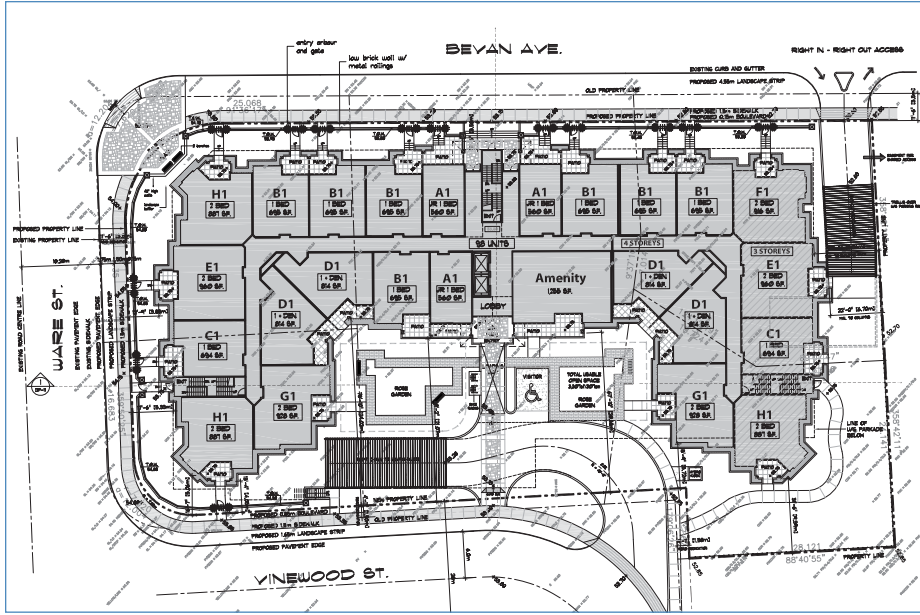
- Site is close to:
Mill Lake Park, Abbotsford Senior Secondary School, Abbotsford Hospital, Airport, Main Commercial Corridor, Highway #1 exit and multiple senior care facilities

HARPREET SINGH
INVESTMENT SALES
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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.

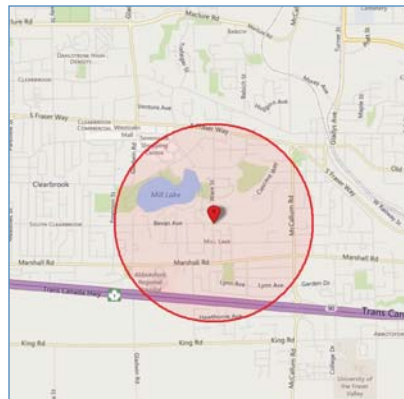


OPPORTUNITY

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.

DEMOGRAPHICS

DEMOGRAPHIC INFORMATION	1 KM
POPULATION (2014 EST.)	9,860
POPULATION (2019 PROJECTED)	10,410
MEDIAN AGE	44.1
HOUSEHOLDS (2014 EST.)	4,038
AVERAGE HOUSEHOLD INCOME (2014 EST.)	\$55,708



ADDRESSES	ABBOTSFORD, BC:
	2184 Ware Street
	2174 Ware Street
	2185 Vinewood Street
	2180 Vinewood Street
2170 Vinewood Street	
TOTAL LAND SIZE	1.38 Acres
TAXES (2014)	\$14,556.16
ASKING PRICE	Contact listing broker

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.

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