



2nd & 3rd Avenues @ Sumas Way Abbotsford, BC

Property Highlights

- Six legal parcels totaling 0.89 acres (38,968.6 sq.ft.).
- Zoned C4 – Service Commercial.
- Located by Sumas Boarder crossing.
- Close to all amenities.

Asking Price: \$1,500,000

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For Sale

38,968.6 sq.ft. Development Site
Abbotsford, BC

The Opportunity

The properties represent an opportunity to acquire an assembly with six legal parcels totalling 38,968.6 sq.ft.. There is a pre-approval in place at the City of Abbotsford to rezone and build a four storey self-storage facility.

Location

The site is located on the West side of Sumas Way, between 2nd and 3rd Avenues in the City of Abbotsford's Huntington community. This area has recently been approved for significant infrastructure upgrades which will allow for far greater traffic volumes & further redevelopment of the Canada - US border. Near all the major big-box retailers and an expanding residential community in Abbotsford, this Self-Storage development is set to offer strong operational & financial results.

Legal Description

PID: 011-835-648 & 011-835-630

Legal: PL NWP526 LT 12 BLK 22 LD 36 SEC 2 TWP 16 Land District. ADDITIONAL LEGAL INFORMATION IS AVAILABLE

PID: 011-835-621

Legal: PL NWP526 LT 10 BLK 22 LD 36 SEC 2 TWP 16.

PID: 002-422-646 & 002-422-531

Legal: PL NWP526 LT 9 BLK 22 LD 36 SEC 2 TWP 16 Lot 8, Block 22, Plan NWP526, Section 2, Township

PID: 011-835-613

Legal: PL NWP526 LT 7 BLK 22 LD 36 SEC 2 TWP 16 EXC: PT IN PL LMP6283.

PID: 004-040-864

Legal: PL NWP32668 LT 14 LD 36 SEC 2 TWP 16 Part SW 1/4.

PID: 000-952-737

Legal: PL NWP32668 LT 13 LD 36 SEC 2 TWP 16 Part SW 1/4.

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Property Description

The site totals 38,968.6 sq.ft. (0.89 acres). A municipal laneway can be acquired from the City of Abbotsford to bring the total assembly size to approximately 41,122 sq.ft.(0.94 acres). Currently, there are 5 single family homes on the site.

Zoning

Currently zoned C4 (Service Commercial) allowing for various retail uses. Rezoning application has gone to 3rd reading for IB-1 (Industrial-Business Zone) allowing for various commercial, light industrial, and office uses.

Price

\$1,500,000



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**SUBDIVISION PLAN OF PORTION OF LOT 1; AND OF
LOTS 2, 3, 4, 5 AND 6, BLOCK 22, SOUTH WEST 1/4,
SECTION 2, TOWNSHIP 16, PLAN 526,
NEW WESTMINSTER DISTRICT.**

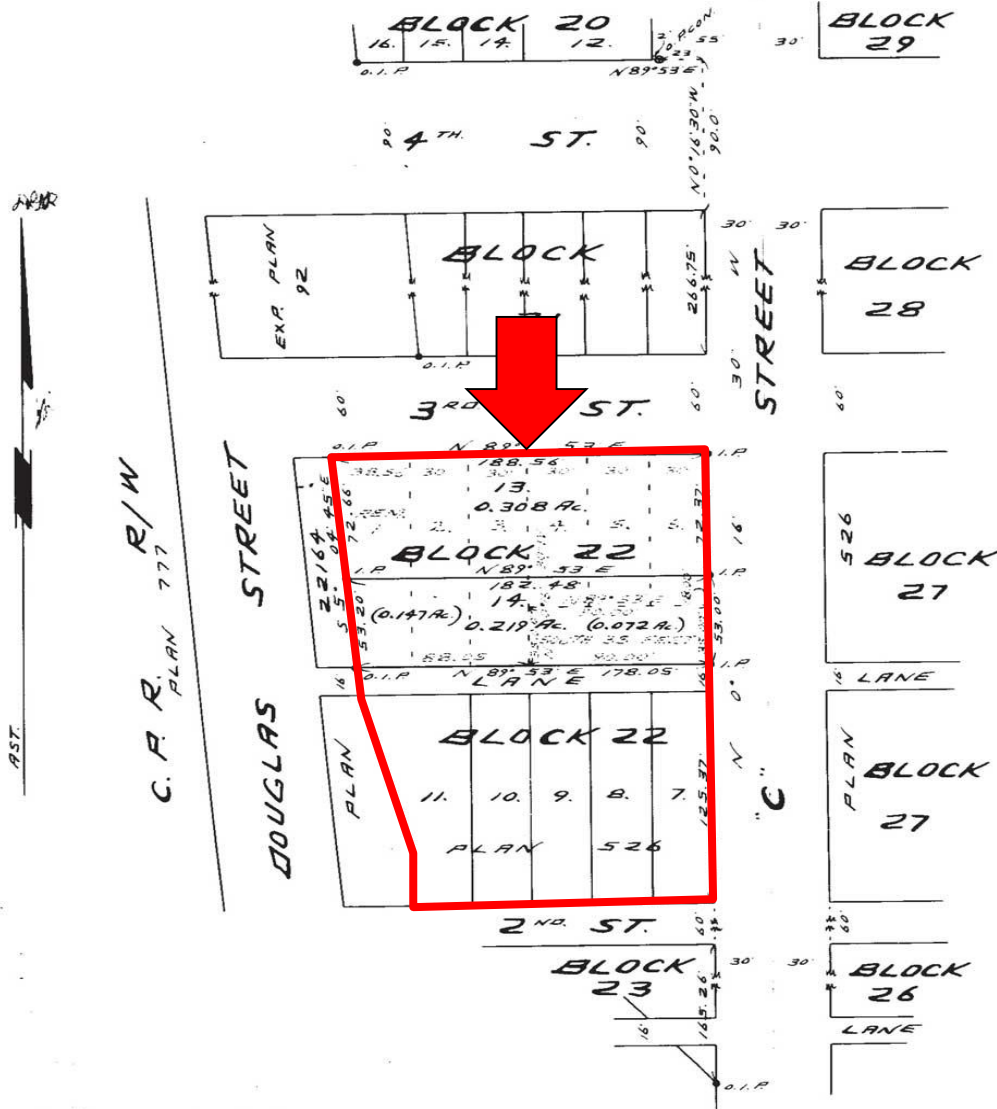
32668

Ref 181038E, 422551E, 626725E
Deposited in the Land Registry Office
at NEW WESTMINSTER, B.C.
this 15 day of February 1968

SCALE: 1 INCH = 50 FEET

[Signature]

Registrar



OWNER: _____
WITNESS: _____
OWNER: _____
WITNESS: _____

LEGEND
Bearings are astronomic, derived from R/W Plan 22164.
● arcon. denotes old standard concrete post found.
● o.i.p. denotes old iron post found.
● i.p. denotes iron post set.

I, William Kerr of Chilliwack, B.C. British Columbia Land Surveyor make oath and say that I was present at, and did personally superintend the survey represented by this plan, and that the survey and plan are correct. The said survey was completed on the 24th day of January, 1968.

Sworn before me this 3rd day of January 1968.
[Signature]
B.C.L.S.

Approved under the Land Registry Act
this 15 day of February 1968

MG Elston
Approving Officer
Department of Highways

TUNBRIDGE, TUNBRIDGE & ROBERTSON
BRITISH COLUMBIA LAND SURVEYORS
ABBOTSFORD, CHILLIWACK & HOPE, B.C.

A. 64/25

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