

**36 ACRE  
DEVELOPMENT SITE**

**35600 BLOCK OF MARSHALL ROAD,  
35683 MARSHALL ROAD &  
35600 CANTEBURY AVENUE  
ABBOTSFORD, BC**



**FOR SALE**

**COURT  
ORDERED SALE**



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# THREE PARCELS OF URBAN DEVELOPMENT LAND

35600 Block Marshall Rd, 35683 Marshall Rd & 35600 Canterbury Ave, Abbotsford, BC

FOR  
SALE

## OPPORTUNITY

Cushman and Wakefield Ltd is pleased to present to the market this excellent opportunity to acquire a 3 lot parcel of contiguous land for a total of +/- 36.078 acres.

## LOCATION

The properties are located in the Eagle Ridge / Mountain Village sub area of the growing city of Abbotsford, within the Fraser Valley of British Columbia. These sloped lots, offer excellent views, are next to Mountain Elementary School and within a kilometer of Highway 1.

## LEGAL DESCRIPTION

PID: 015-930-467

Lot 1 Except: Part Subdivided by Plan BCPI 1024, Section 13, Township 16, New Westminster District Plan 85057

PID: 001-172-301

Legal Subdivision 15, Section 13, Township 16, Except: Part Subdivided By Plan 63290 New Westminster District

PID: 025-666-134

Lot A, Except: Part Subdivided by Plan BCPI 1024, Section 13, Township 16, New Westminster District Plan 5548

## GROSS SITE AREA

Lot 1 Plan NWP85067	± 2.500 Acres
Legal Subdivision 15	± 32.180 Acres
Lot A Plan BCP5548	± 1.398 Acres
<b>Total</b>	<b>± 36.078 Acres</b>

## ZONING

On July 26th, 2012 Abbotsford City Council gave second and third reading approval for the proposed rezoning and subdivision to rezone the subject properties to a mix of Single-Family Urban Hillside Residential Zone (RS2A), One Unit Compact Lot Residential Zone (RS5), Multi-Unit Residential RM30 Zone (RM30) and Parks, Open Space and Schools Zone (P2). This zoning change permits **30 single family residential lots and 370 townhouse units**.

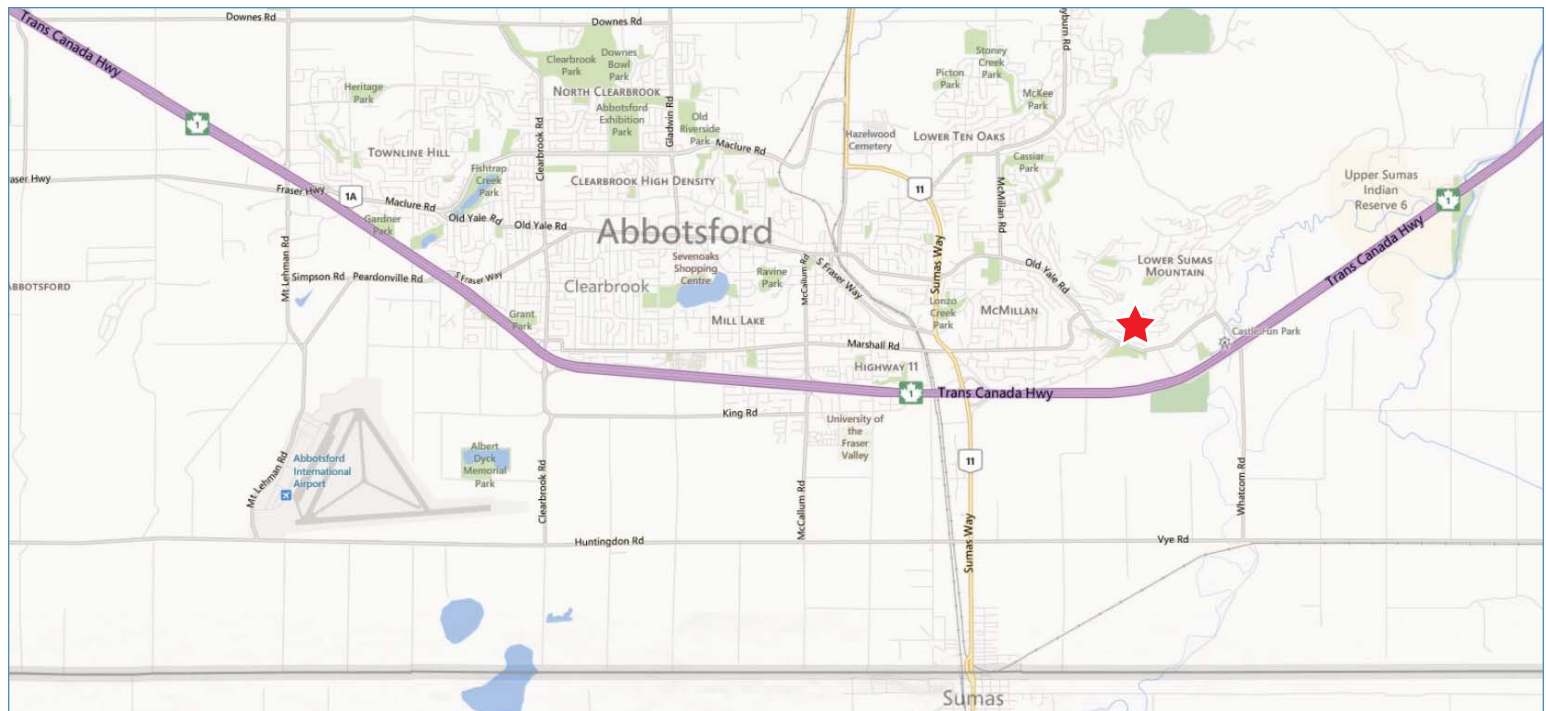
A Preliminary Layout Approval (PLA) of the 30 single family residential subdivision dated January 18, 2013 was given conditional approval by the Abbotsford City Council. Final subdivision approval will be considered once all the conditions stated in the Approval Letter (to be provided upon request), are resolved to the satisfaction of the Approval Officer.

## ASKING PRICE

\$12,588,888

## OFFERING PROCESS

Cushman & Wakefield invites all interested parties to submit offers to purchase directly to the listing agents for immediate presentation to the owners.



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