



1812 Foy Street

Abbotsford, British Columbia

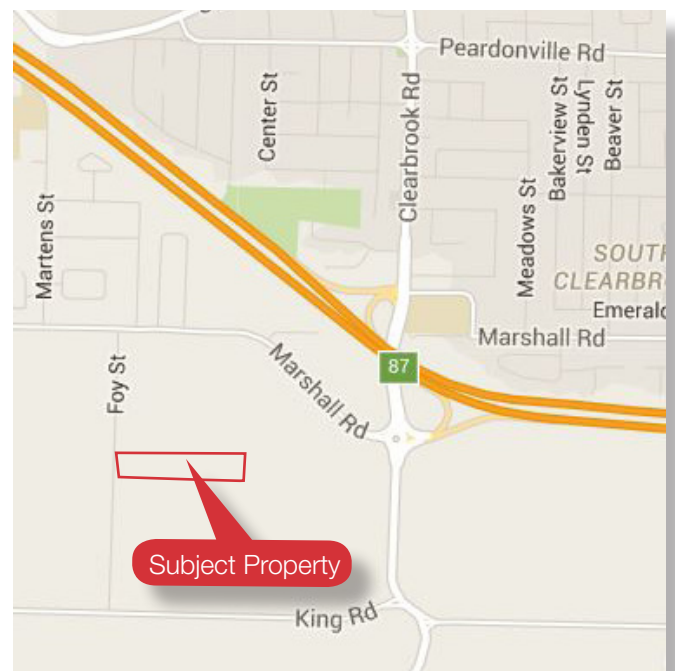
Property Highlights

- Rectangular 5 Acre site with frontage along Foy Street
- Features 2 residences and storage garage
- Zoned: A-1 (Agricultural) designated by the City of Abbotsford for rezoning to I-2 (Industrial)
- Asking: \$3,750,000

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Opportunity

There are currently two residences on the site. The residence at the front of the property was constructed in 1988 as a two story wood frame structure. It is approximately 2700 ft.² in area and contains an enclosed two-car garage. Heating used by way of a forced air natural gas fired furnace. A second structure, with the footprint of approximately 1200 ft.² was constructed in 2003 as a barn and converted shortly after to a storage garage on the ground floor and a residence on the upper level. Heating is provided by gas fired fireplaces and electric baseboard heaters. The residences are connected to municipal water supply and each has separate septic systems.

Zoning

A-1 (Agricultural) The property is not within the ALR and is designated by the City of Abbotsford for rezoning to I-2 (Industrial) zoning within the "City in the Country" plan.

Property Highlights

The site consists of a rectangular 5 acre site fronting along Foy Street. All municipal services are adjacent to or service the site. The property is slightly sloping to the rear and consists of soil described as silt or sandy till. The site has been used for residential purposes and the recent Preliminary Site Investigation describes the site as low risk and indicates that there is no need for further investigation. A Water Course Assessment completed in the fall 2015 stated that any ponds and streams located on the property were not connected to fish habitat and did not require a setback. A number of trees which may appear on historical aerial photographs have been removed from the site.

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PROPERTY DETAILS

Legal Description	Parcel D Lot 5 Plan NWP 3552 Section 18 Township 16 LD36 PID 010-980-318
Zoning	A-1 (Agricultural) Proposed I-2 Industrial
2015 Property Taxes	\$24,584.00
Current Use	Residential
Building Sizes	2,700 sf and 1,200 sf
Land Size	5 Acres
ASKING PRICE	\$3,750,000

