

**Exposure 2 Acre Parcel**

Designated OCP Industrial Zoning with Extensive Road Frontage



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**CUSHMAN &  
WAKEFIELD**

# FOR SALE

## 1651 RIVERSIDE ROAD

### ABBOTSFORD, BC

#### LOCATION

1651 Riverside is centrally located in the city of Abbotsford, BC. The property is in close proximity to Highway #1 giving prospective buyers. Excellent opportunity to develop a building that could take advantage of the fantastic exposure. The subject property is only minutes from the US/Canadian border and Abbotsford International Airport (YXX). The property includes a house and a small detached garage.

#### SIZE

2 acres

#### FEATURES

- Great location with Highway #1 visibility
- All services available except for storm line
- Small residence is situated on the subject property

#### LEGAL DESCRIPTION

PARCEL "ONE" (REFERENCE PLAN 7775) LOT "C" SECTION 15 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 3765 PID 010-997-326

#### ZONING

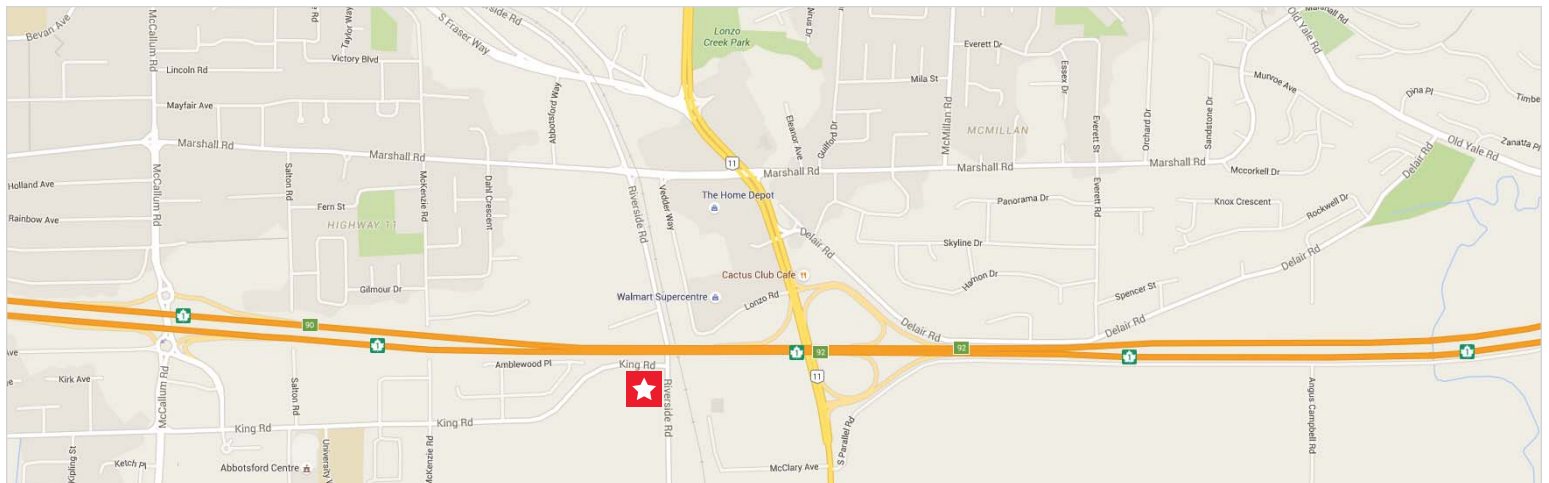
A2 Agricultural Two Zone - OCP Industrial

#### PROPERTY TAXES

\$5,289.30 (2015)

#### ASKING PRICE

Please contact the listing agents.



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