

33780 + 33848 Valley Rd & Lot 16 McCallum Rd, Abbotsford
Industrial Development Site (Extensive Hwy Frontage)



SITE SIZE:
16.42 Acres

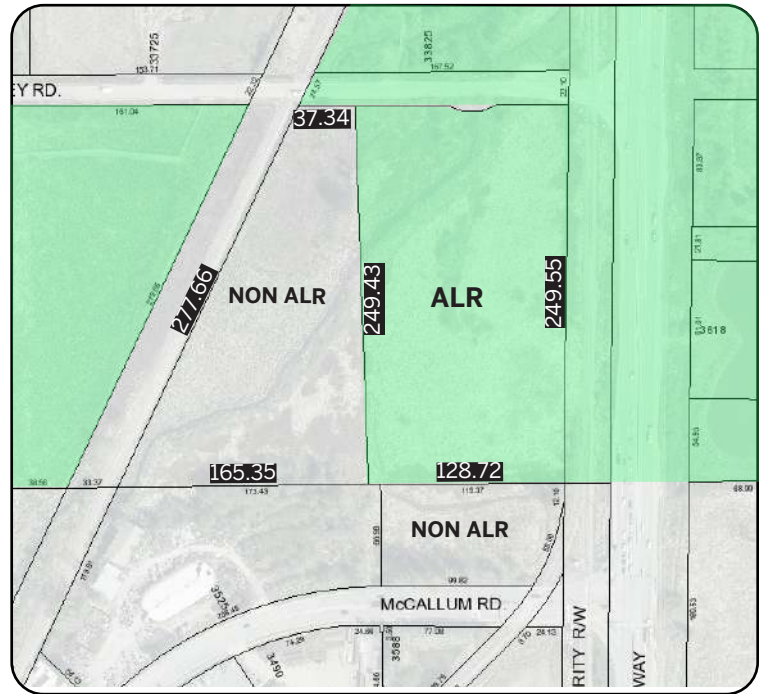
AREA:
Hazelwood

LIST PRICE:
\$2,500,000

AERIAL VIEW



DIMENSIONS (IN METRES)



PROPERTY DESCRIPTION

CIVIC ADDRESS: 33780 + 33848 Valley Rd & Lot 16 McCallum Rd, Abbotsford

SIZE: 16.42 Acres

AREA: Hazelwood

PROPERTY TAXES: \$12,636.27 (Combined)

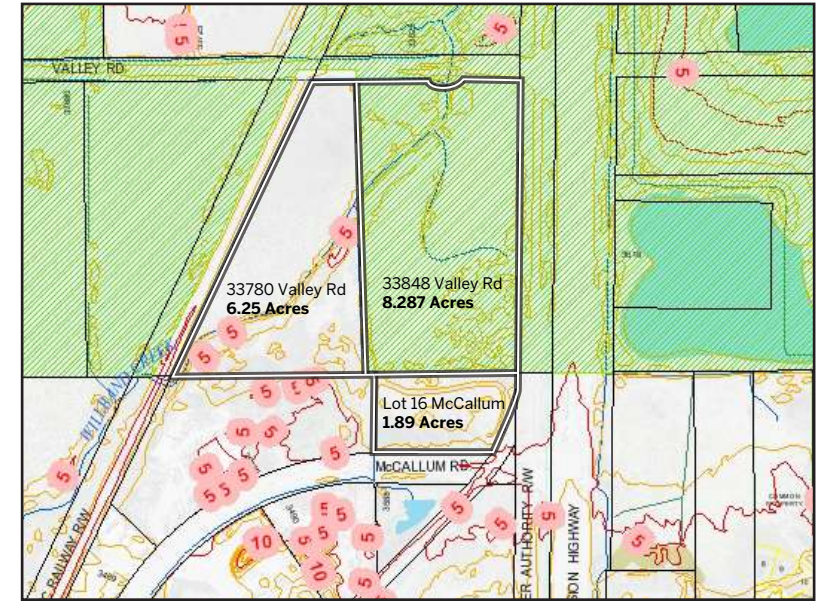
BC ASSESSMENT: \$3,017,000 (Combined)

LIST PRICE: **\$2,500,000**

OPPORTUNITY:

- Three-title land assembly with significant scale and flexibility.
- High Impact Industrial OCP designation with future development potential, subject to City of Abbotsford approvals.
- Extensive frontage and exposure along Valley Rd, McCallum Rd, and Hwy 11, providing multiple access points and approximately 3,000+ feet of combined frontage (buyer to verify).
- Major truck and commuter corridor with Hwy 11 carrying approximately 40,000 vehicles daily (24-hour volume).
- Potential rail-served industrial opportunity with proximity to SRY Rail Link and CPKC infrastructure, subject to feasibility and approvals.
- Flexible development potential suitable for single-user campuses, multi-building industrial projects, truck courts, and outdoor storage components.
- Excellent regional connectivity to Hwy 1, Abbotsford International Airport (YXX), and the Abbotsford and Sumas border crossings.
- Access to a growing labour pool and amenities including UFV, Abbotsford Regional Hospital, Abbotsford Centre, and surrounding retail services.

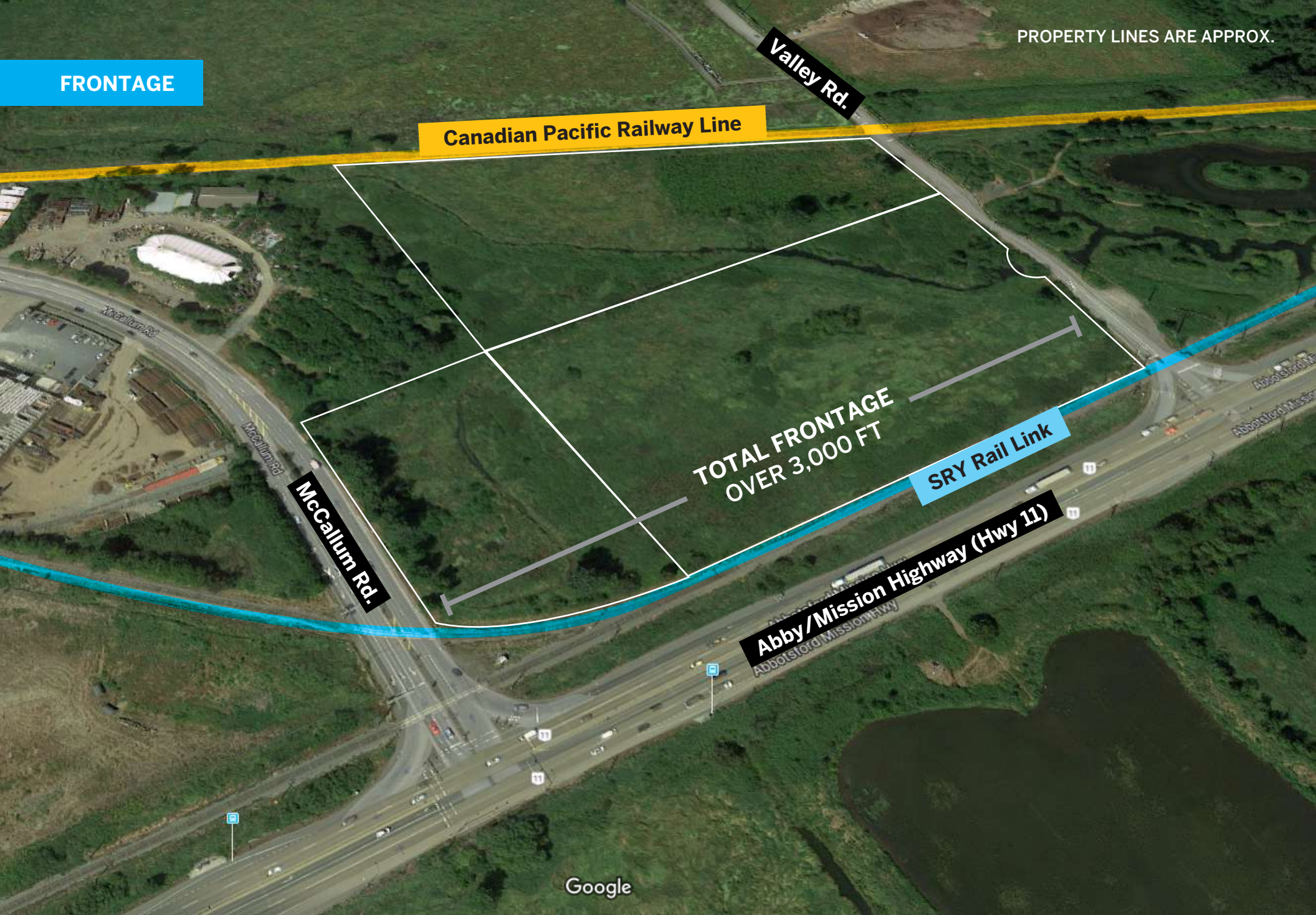
TOPOG VIEW



LEGAL VIEW



FRONTAGE



ABBOTSFORD URBAN LAND USE - FULL VIEW

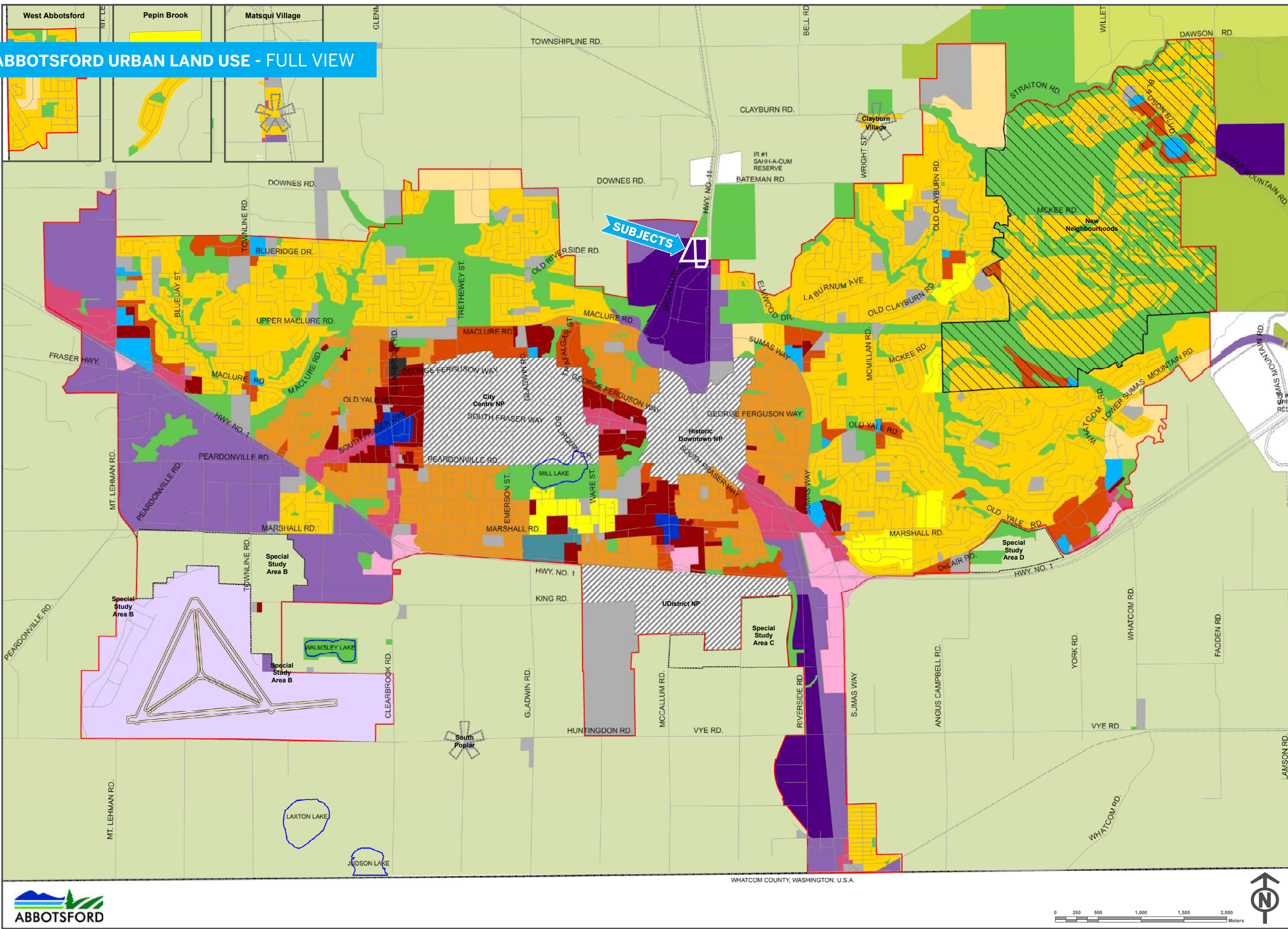


Bylaw 2600-2016, being "Official Community Plan Bylaw, 2016" Schedule "A" (consolidated April 2019)

Bylaw No. 1
2010-2015
2013-2019
2020-2019

City of Abbotsford

Map 1 - Urban Land Use

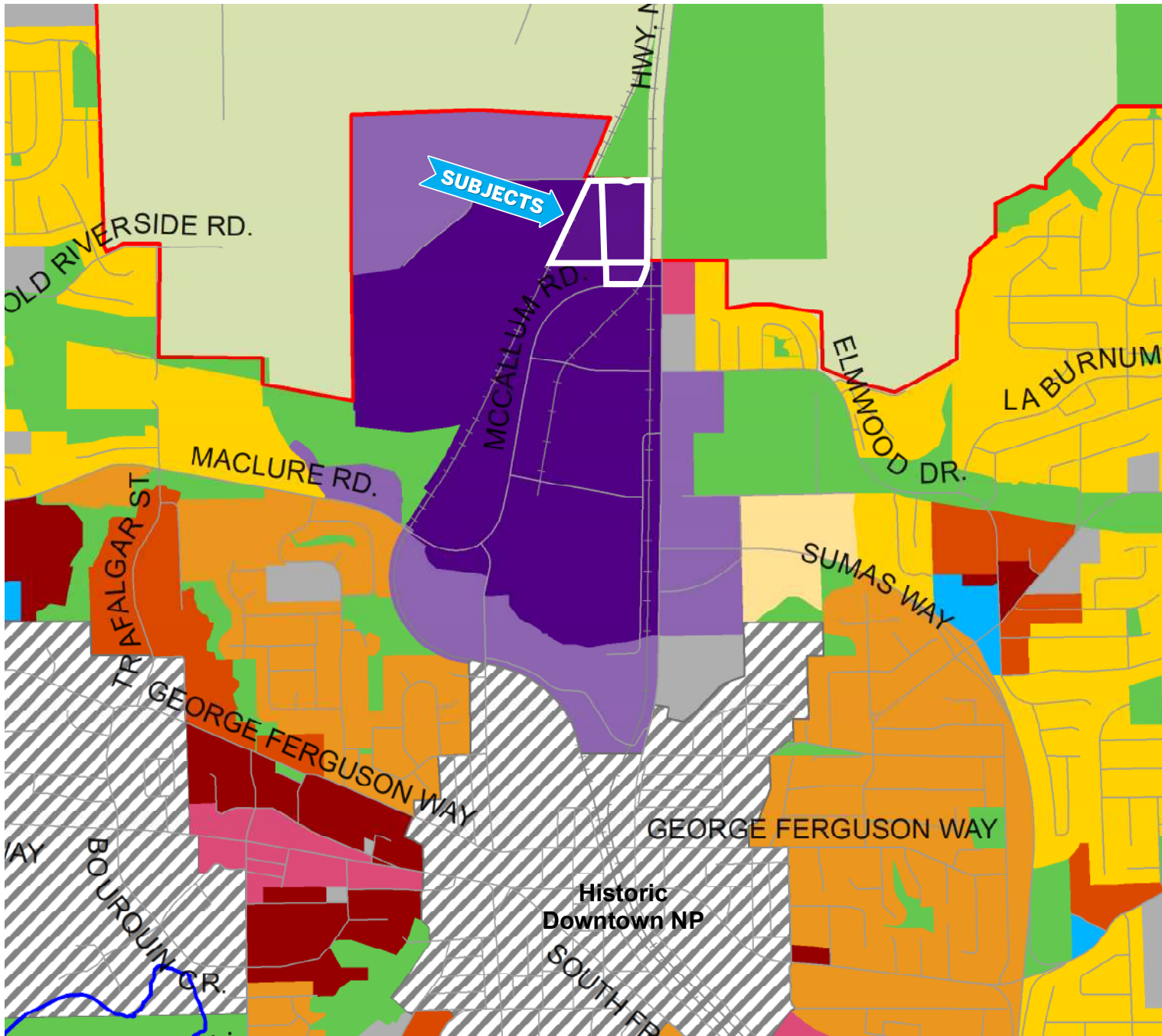


Legend

- Urban Development Boundary
- Urban Centre
- Neighbourhood Centre
- Urban 1 - Midrise
- Urban 2 - Ground Oriented
- Urban 3 - Infill
- Urban 4 - Detached
- Urban Large Lot
- Suburban
- Secondary Commercial
- Regional Commercial
- General Industrial
- High Impact Industrial
- Airport
- Health Campus
- Institutional Complex
- Institutional
- Country
- Rural
- Agriculture
- Open Space
- Neighbourhood Plan
- New Neighbourhoods
- Rural Centres
- Special Study Areas
- City Boundary
- First Nations Boundary
- Airport
- Road
- Railway
- Shore



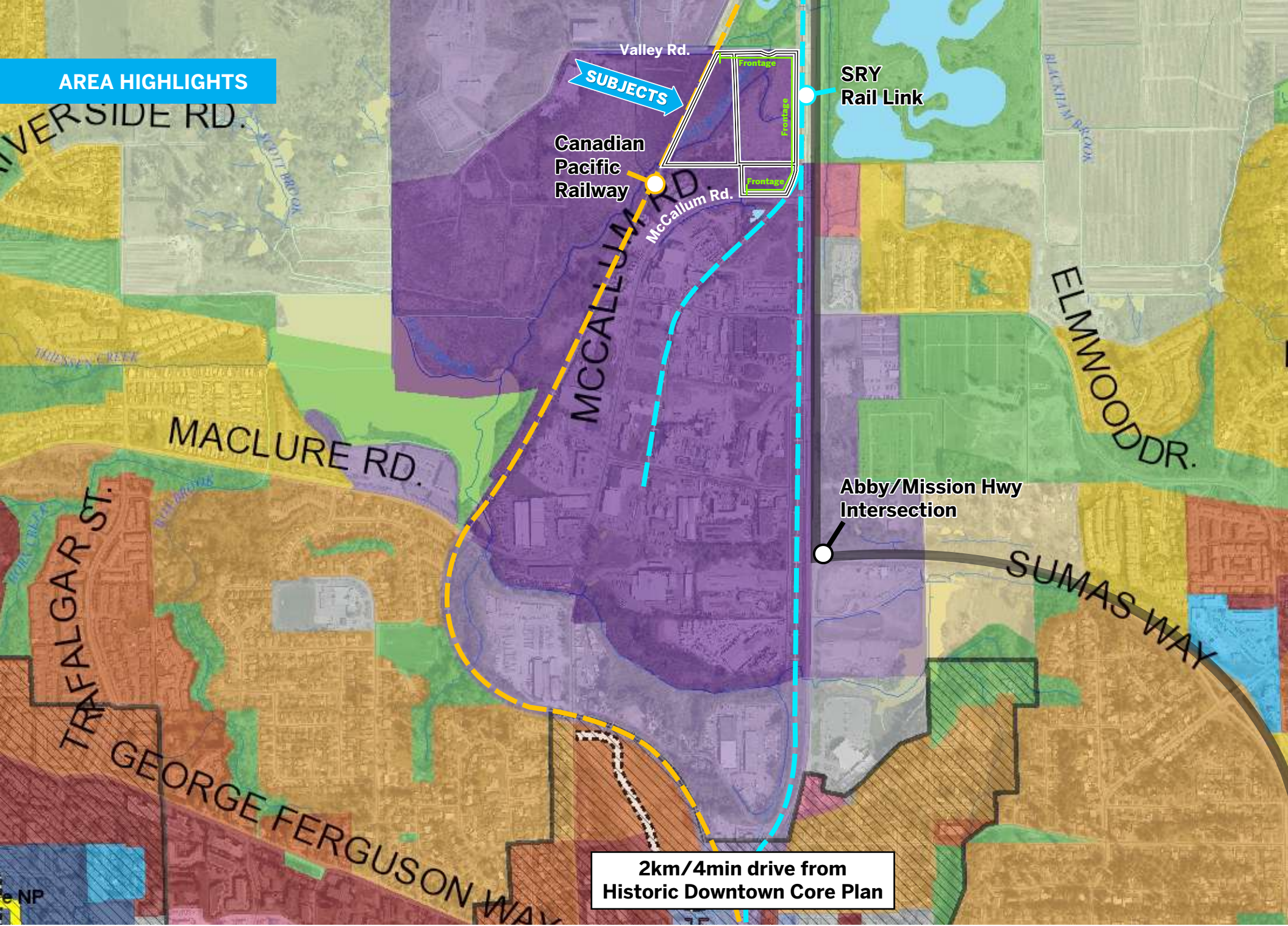
ABBOTSFORD URBAN LAND USE- CLOSE UP



Legend

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AREA HIGHLIGHTS



**2km/4min drive from
Historic Downtown Core Plan**



What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

