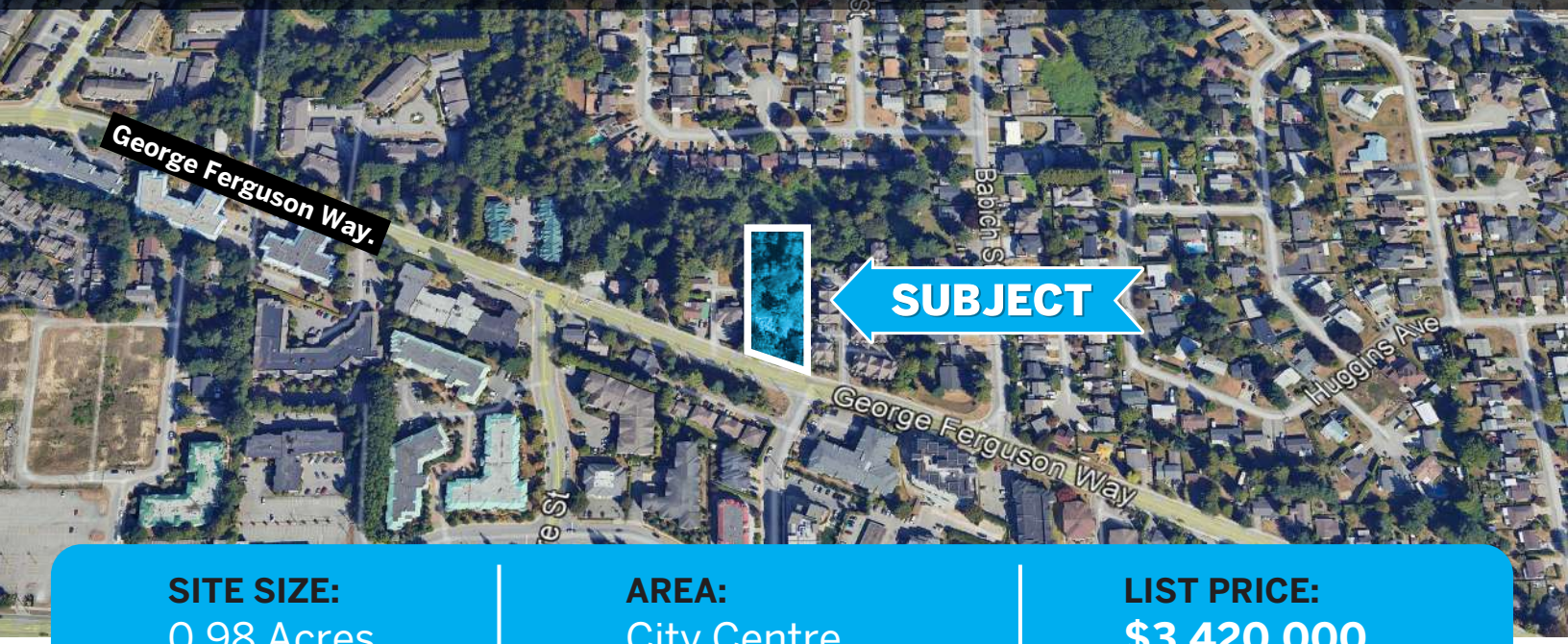
VARING MARKETING GROUP | HOMELIFE ADVANTAGE REALTY LTD.

COURT ORDERED SALE

33305 George Ferguson Way, Abbotsford

Infill Development Site

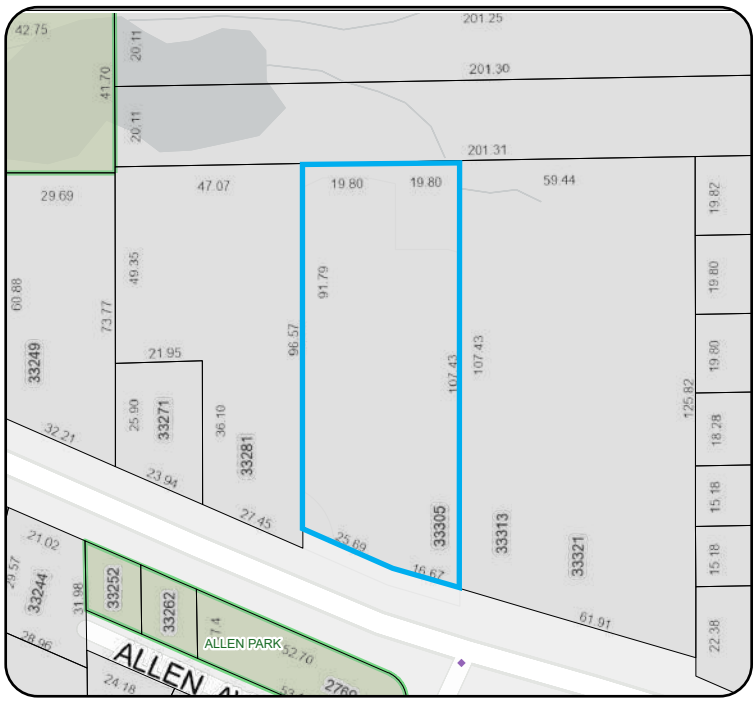


SITE SIZE:	AREA:	LIST PRICE:
0.98 Acres	City Centre	**$3,420,000**

AERIAL VIEW



DIMENSIONS (IN METRES)



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HOMELIFE ADVANTAGE REALTY LTD.

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Joe Varing - Personal Real Estate Corporation

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information purposes only. While believed to be accurate, Varing Marketing Group makes no representations or warranties regarding the information herein. Interested parties should conduct their own independent due diligence regarding ownership, property condition, and suitability. Not intended to cause or induce breach of any existing agency agreement.

PROPERTY DESCRIPTION

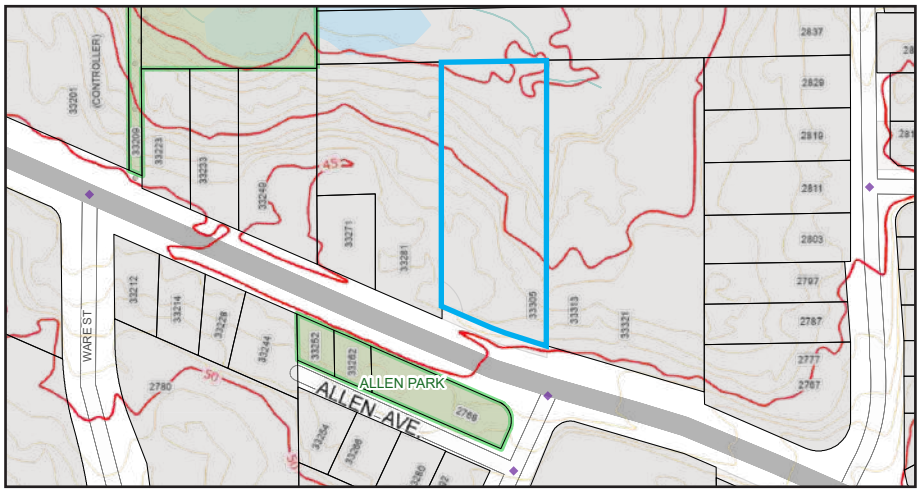
CIVIC ADDRESS:	33305 George Ferguson Way, Abbotsford, BC
SIZE:	0.98 Acres
AREA:	City Centre
PROPERTY TAXES:	$29,530.25
BC ASSESSMENT:	$5,029,000
PRICE:	**$3,420,000**
PRESENT ZONE:	**SSMUH 3 (Small Scale Multi Unit Housing Three Zone)**

OPPORTUNITY:

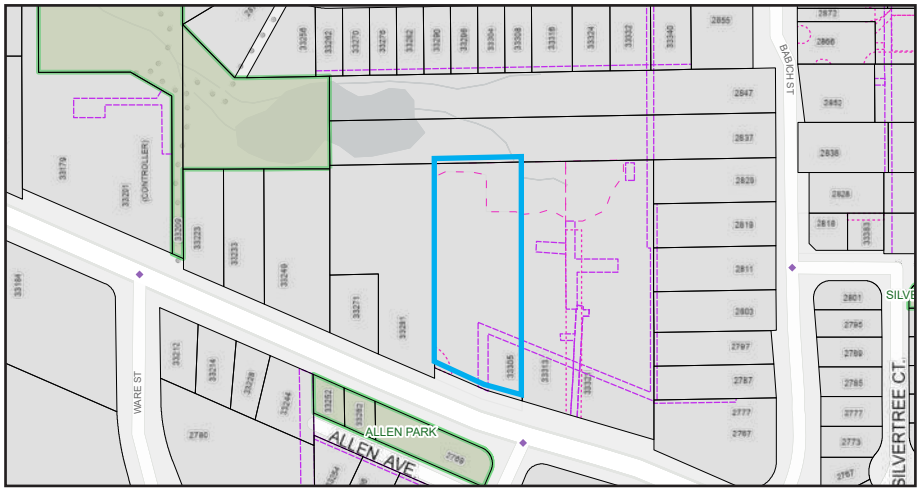
- Court-ordered sale. Sold "as is, where is."
- A 0.98-acre infill development opportunity in Central Abbotsford, situated along the established George Ferguson Way residential corridor.
- Potential for 18–24 townhomes. A new development application and rezoning will be required.

  Prospective purchasers should confirm all current zoning, density and development potential directly with the City of Abbotsford Planning Department: ***planning-info@abbotsford.ca***
- Ideally located in Central Abbotsford near Terry Fox Elementary, Abbotsford Middle, Historic Downtown Abbotsford, Mill Lake Park, Sevenoaks Shopping Centre, Abbotsford Regional Hospital and UFV, with convenient access to South Fraser Way, Old Yale Rd, public transit and Hwy 1.

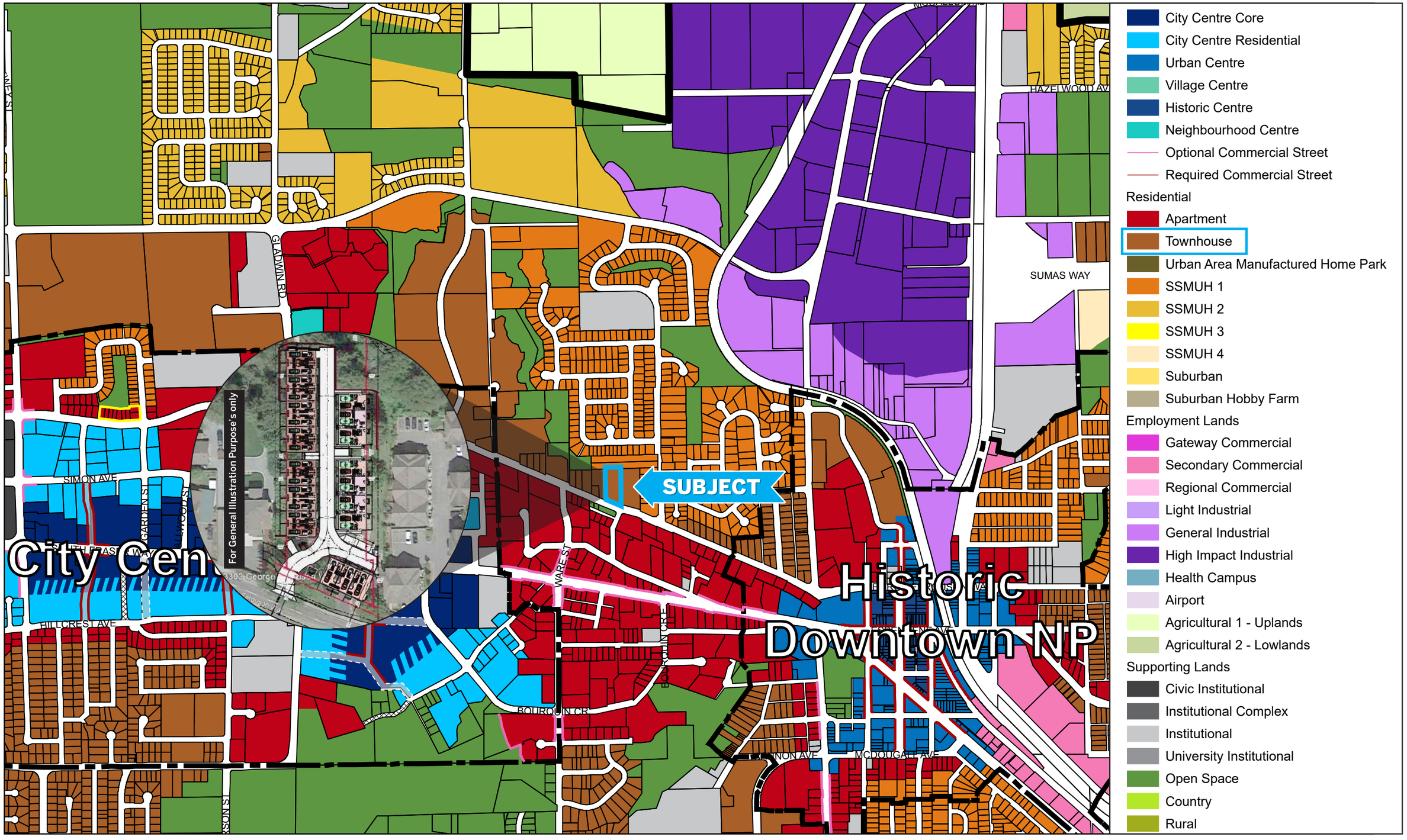
TOPOG VIEW

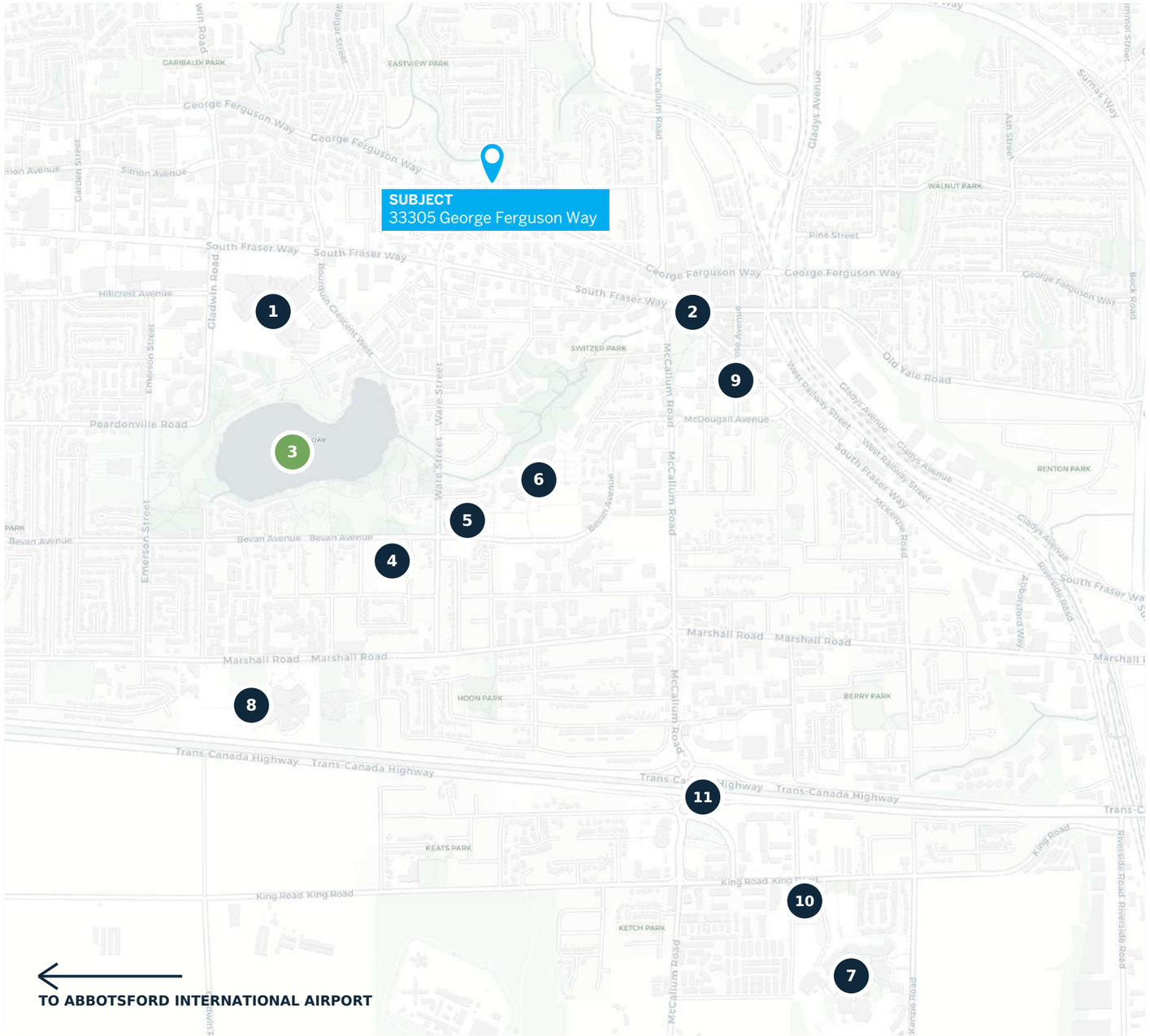


LEGAL VIEW



BUYER DUE DILIGENCE: *This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.*


SUBJECT
For General Illustration Purpose's only
City Cen
Historic
Downtown NP
GLADWIN RD
SIMON AVE
HILLCREST AVE
BOURQUIN CR
WARE ST
SUMAS WAY
HAZELWOOD AV
MCDOUGALL AVE
City Centre Core
City Centre Residential
Urban Centre
Village Centre
Historic Centre
Neighbourhood Centre
Optional Commercial Street
Required Commercial Street
Residential
Apartment
Townhouse
Urban Area Manufactured Home Park
SSMUH 1
SSMUH 2
SSMUH 3
SSMUH 4
Suburban
Suburban Hobby Farm
Employment Lands
Gateway Commercial
Secondary Commercial
Regional Commercial
Light Industrial
General Industrial
High Impact Industrial
Health Campus
Airport
Agricultural 1 - Uplands
Agricultural 2 - Lowlands
Supporting Lands
Civic Institutional
Institutional Complex
Institutional
University Institutional
Open Space
Country
Rural



NEARBY AMENITIES

Key destinations serving the site

RETAIL, DOWNTOWN & RECREATION

1. **Sevenoaks Shopping Centre**
   32900 South Fraser Way
2. **Historic Downtown Abbotsford**
   Shopping, dining and services
3. **Mill Lake Park**
   Trails, recreation and greenspace

SCHOOLS & EDUCATION

4. **Godson Elementary**
   33130 Bevan Avenue
5. **Abbotsford Middle**
   33231 Bevan Avenue
6. **Abbotsford Senior Secondary**
   33355 Bevan Avenue
7. **University of the Fraser Valley**
   33844 King Road

HEALTH, TRANSIT & COMMUNITY

8. **Abbotsford Regional Hospital**
   32900 Marshall Road
9. **Montrose Transit Exchange**
   Historic Downtown
10. **Rogers Forum**
    Formerly Abbotsford Centre
11. **Highway 1 Access**
    McCallum Road interchange

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 or email at team@varinggroup.com



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DEVELOPMENT + INVESTMENT LAND REAL ESTATE SPECIALISTS

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