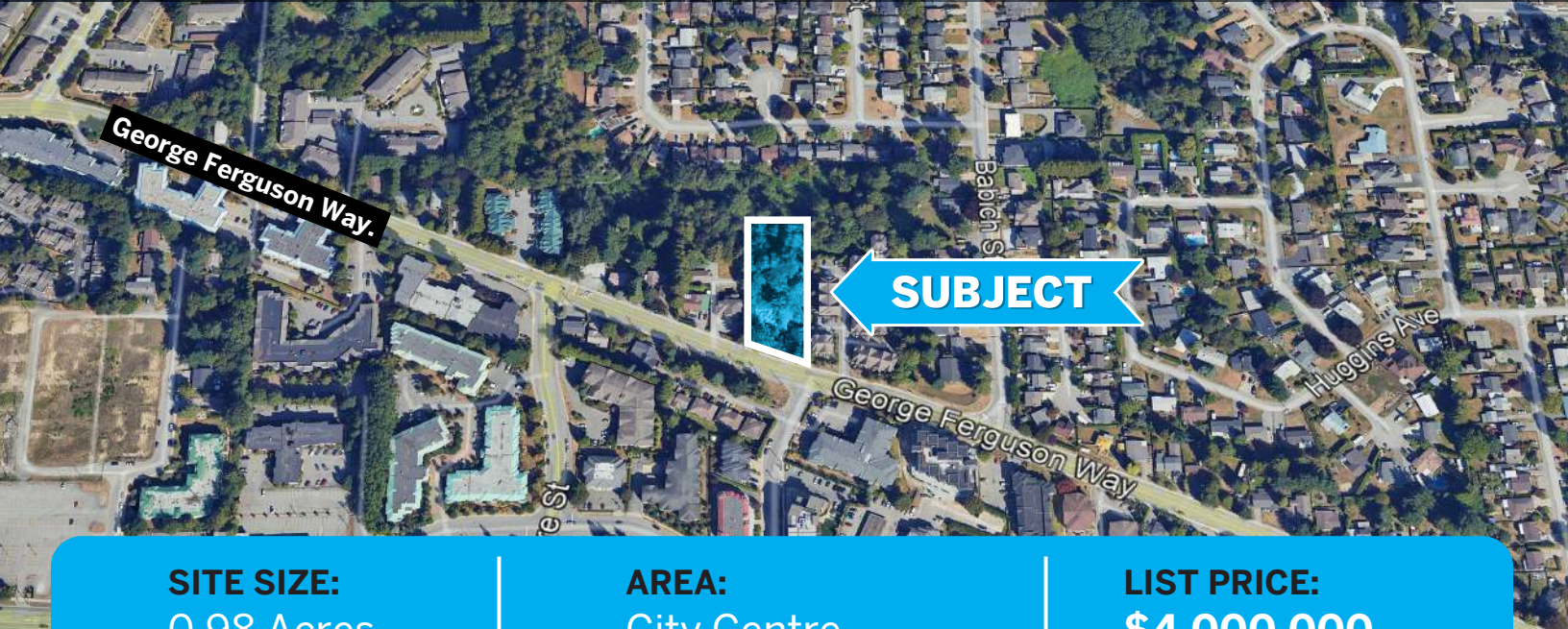


33305 George Ferguson Way, Abbotsford

Infill Development Site

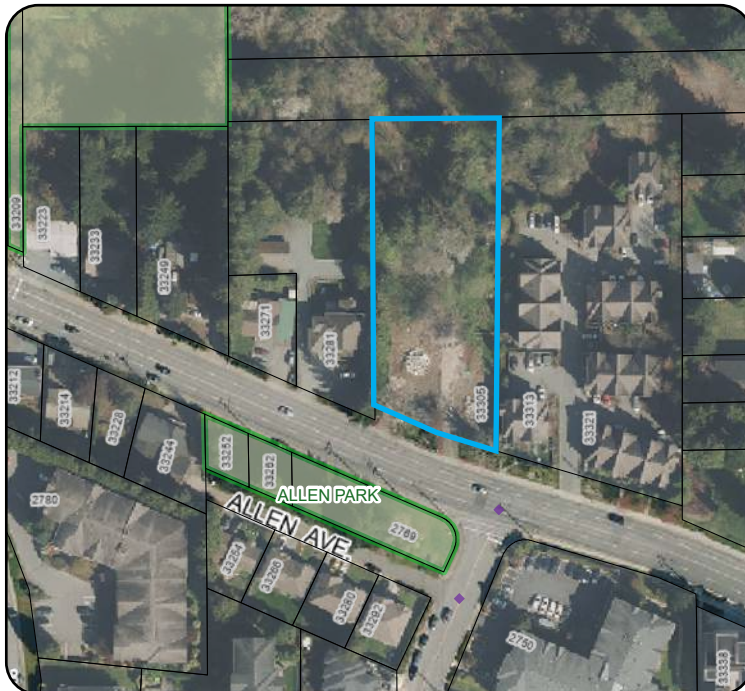


SITE SIZE:
0.98 Acres

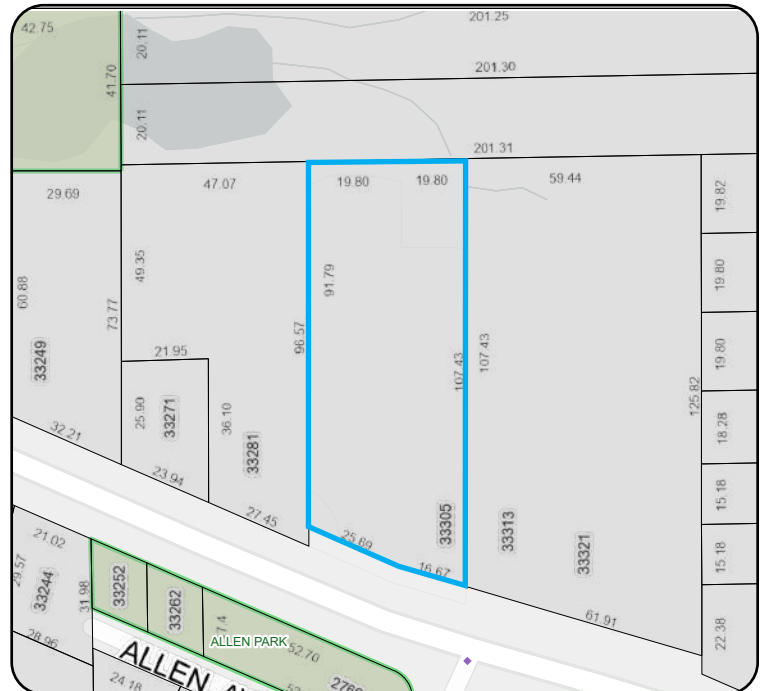
AREA:
City Centre

LIST PRICE:
\$4,000,000

AERIAL VIEW



DIMENSIONS (IN METRES)



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:	\$4,000,000
PRESENT ZONE:	SSMUH 3 (Small Scale Multi Unit Housing Three Zone)

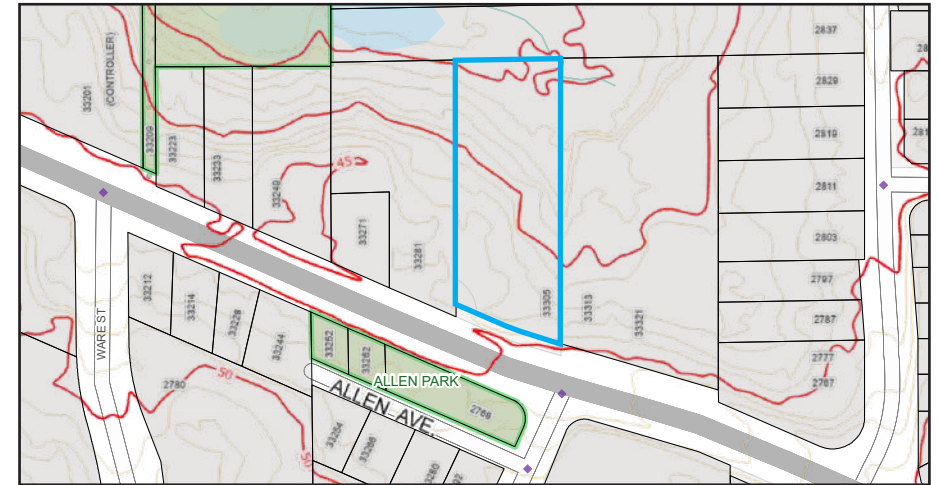
OPPORTUNITY:

- 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.

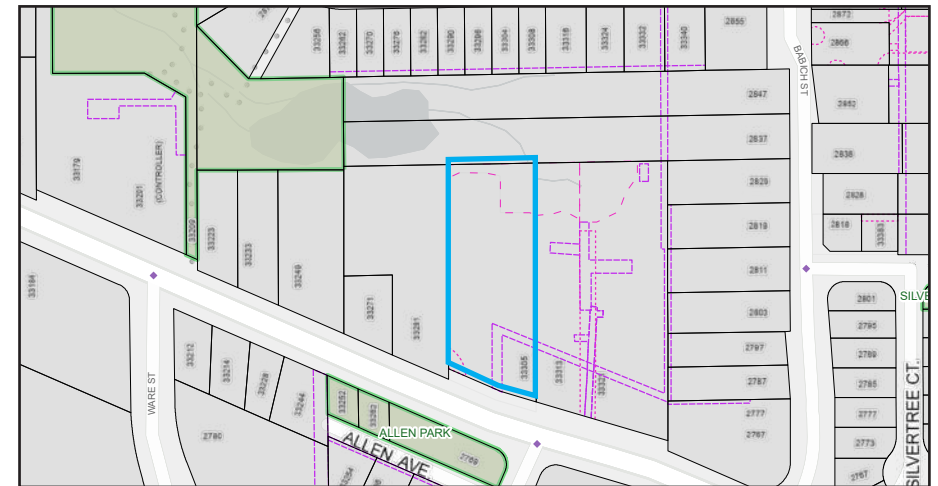
Prospective purchasers should confirm all current zoning, density and development potential directly with the City of Abbotsford Planning Department: planning-info@abbotsford.ca

- 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.

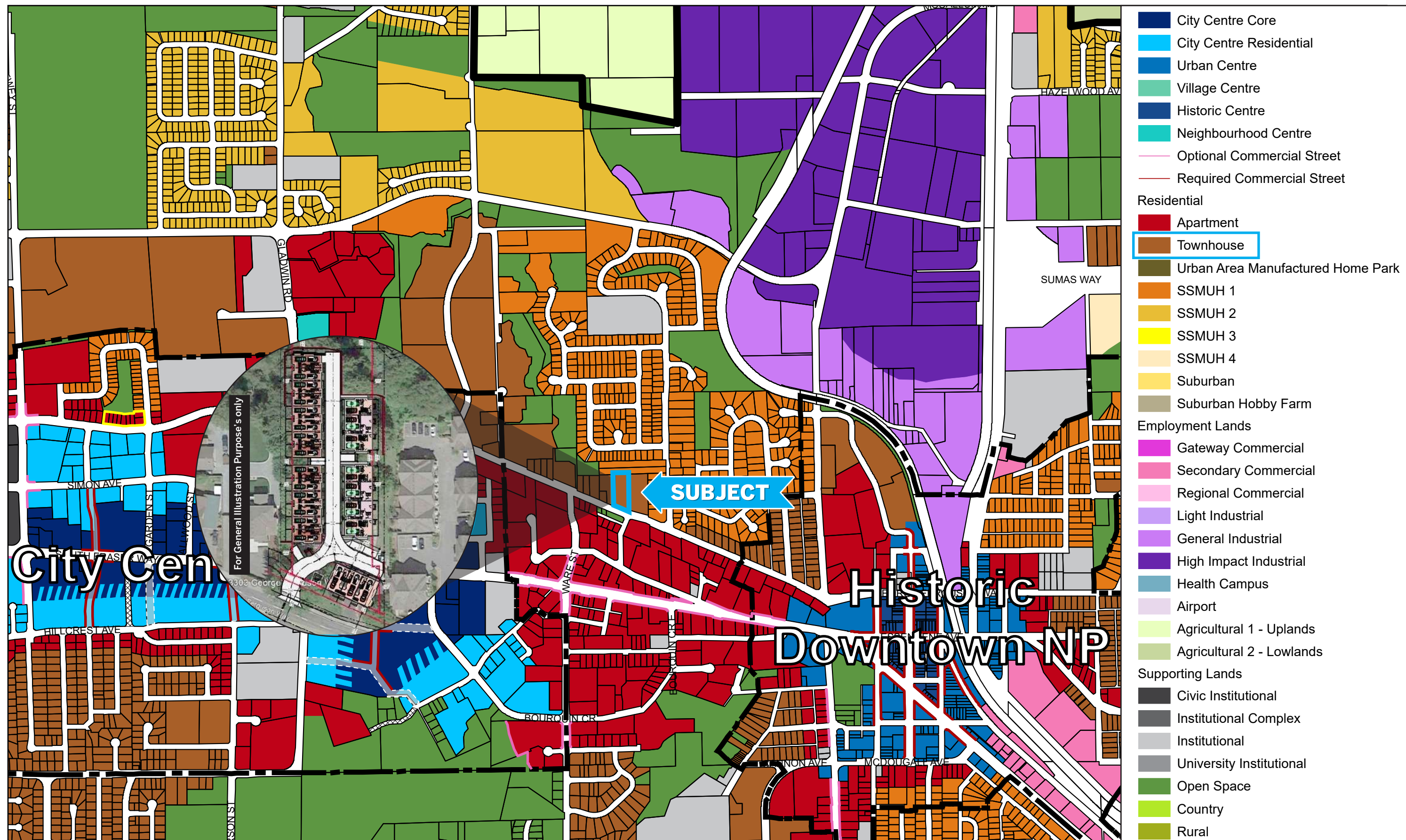
TOPOG VIEW



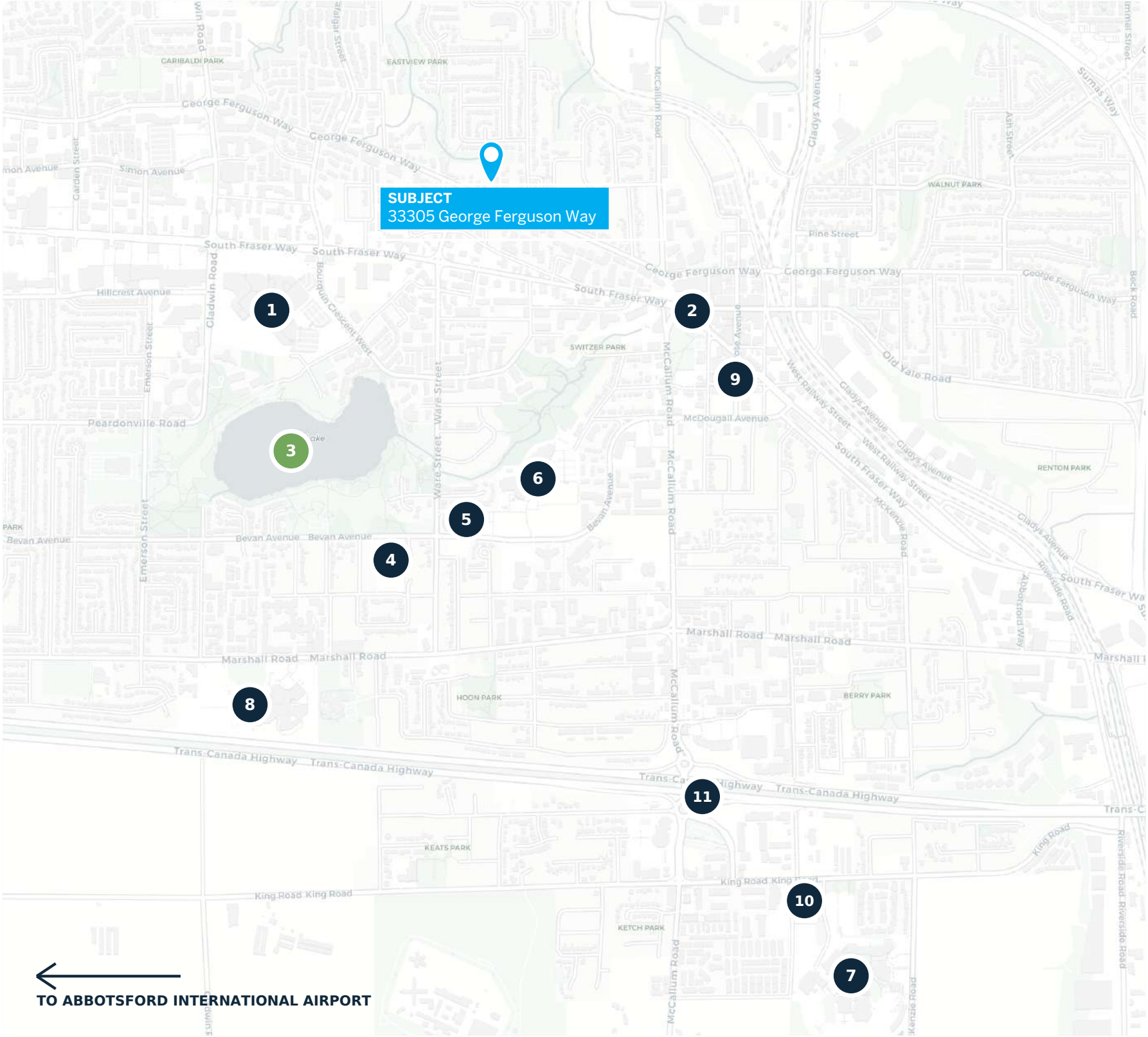
LEGAL VIEW



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.



NEARBY AMENITIES



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](tel:236.866.6036) or email at team@varinggroup.com

