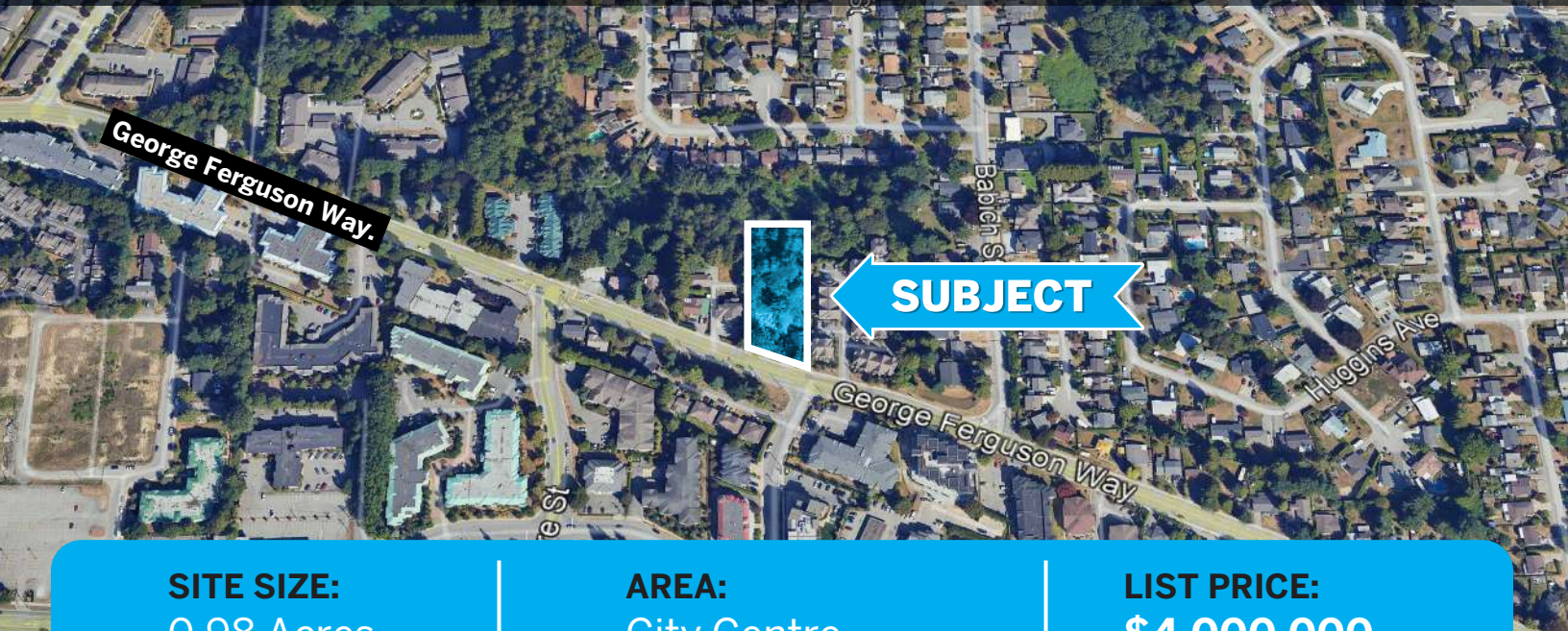


# 33305 George Ferguson Way, Abbotsford

## Infill Development Site

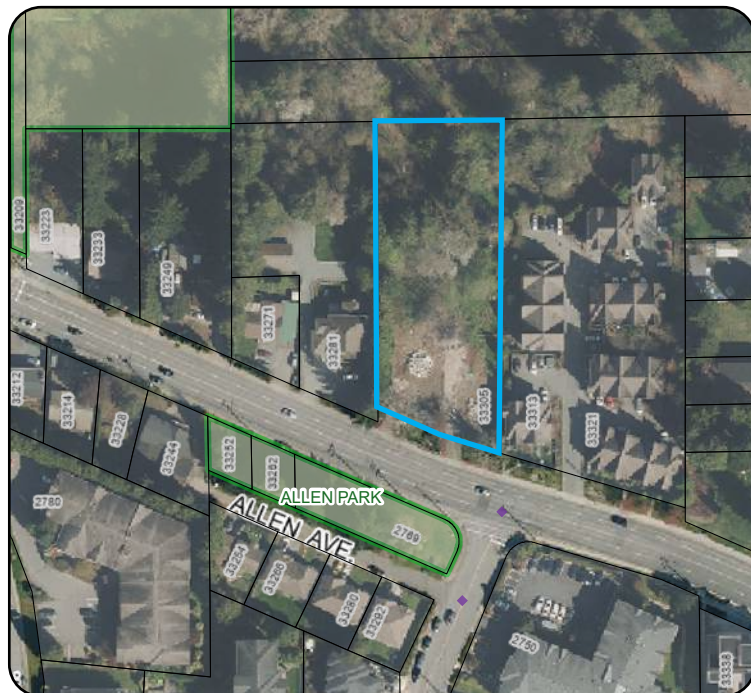


**SITE SIZE:**  
0.98 Acres

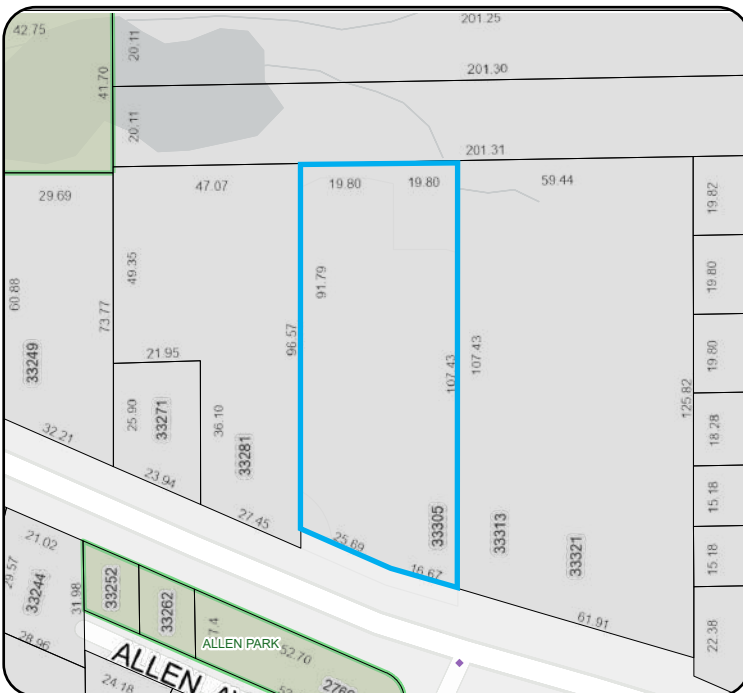
**AREA:**  
City Centre

**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

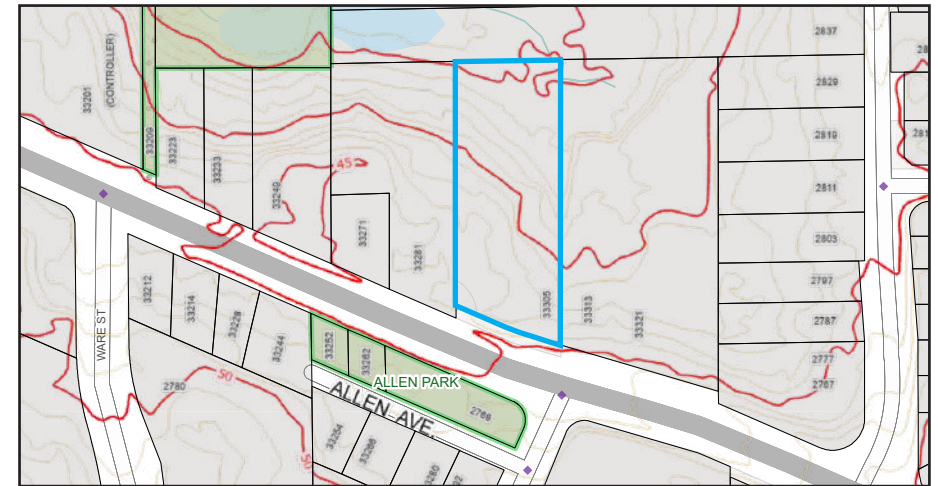
**PRICE:** **\$4,000,000**

**PRESENT ZONE:** **SSMUH 3 (Small Scale Multi Unit Housing Three Zone)**

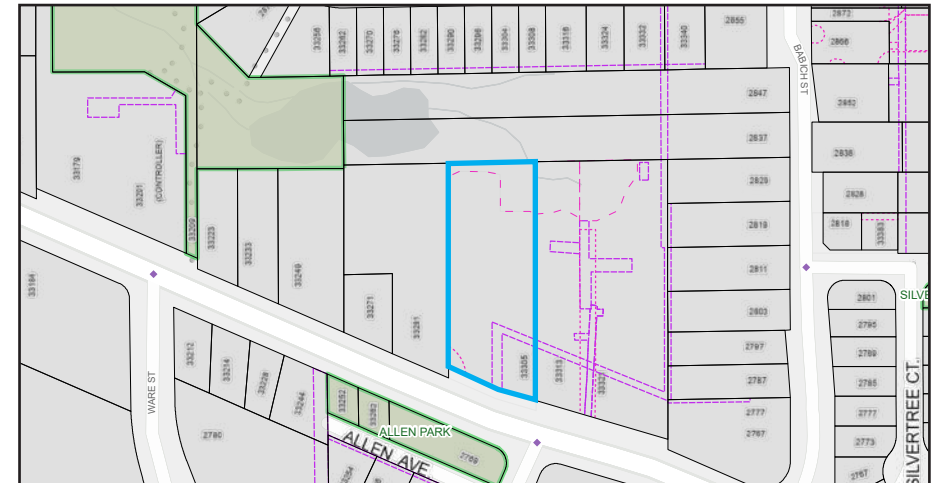
### OPPORTUNITY:

- Court-ordered sale. Sold “as is, where is.” Beem Credit Union (the “Lender”) has been granted conduct of sale pursuant to an order of the Supreme Court of British Columbia and has engaged HomeLife Advantage Realty Ltd. c/o Joe Varing to list and market the subject property for sale.
- A 0.98-acre infill development opportunity in Central Abbotsford, situated along the established George Ferguson Way residential corridor.
- Potential for 24–28 townhomes, averaging 1,700 sq. ft. per unit. 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](mailto: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.

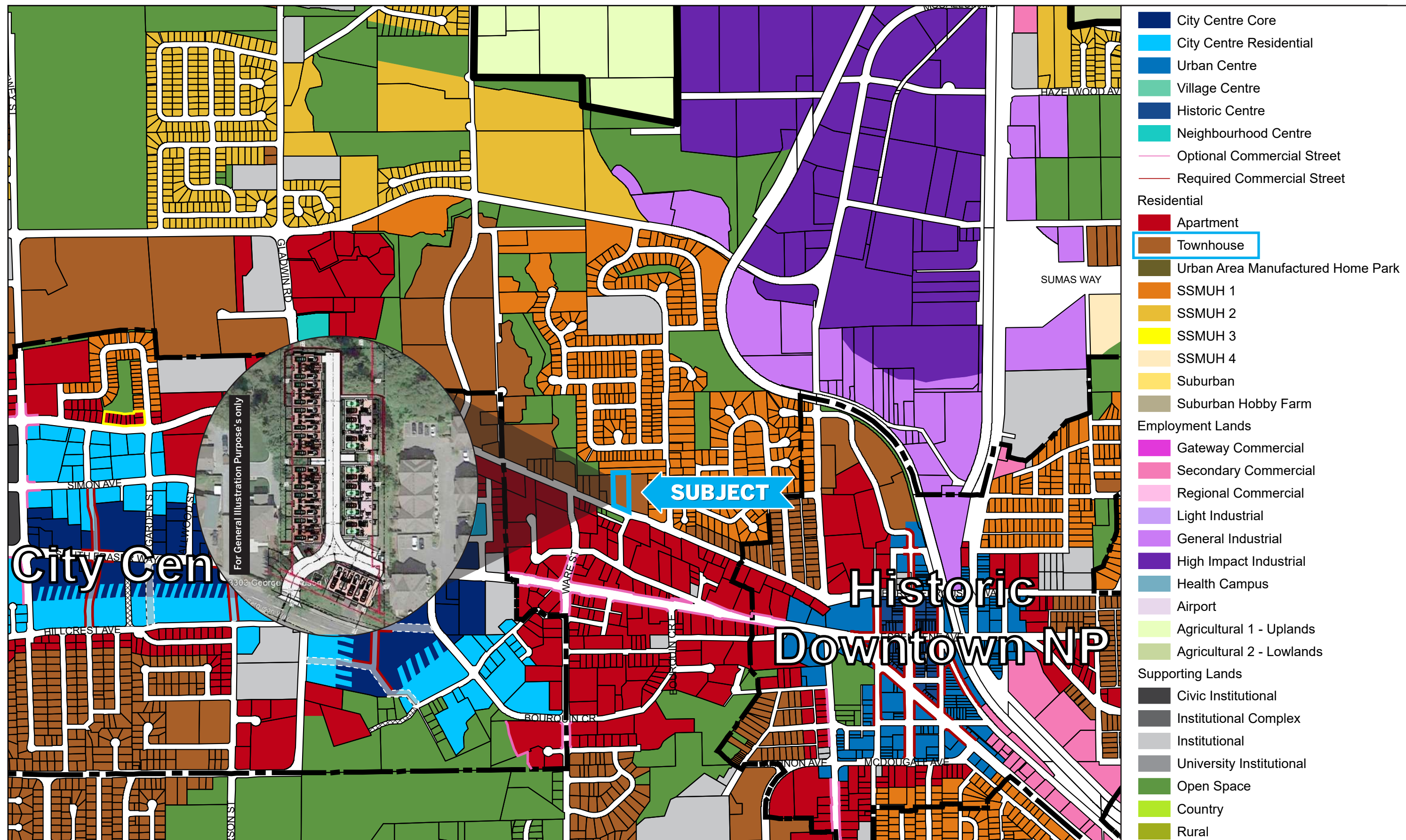
### TOPOG VIEW



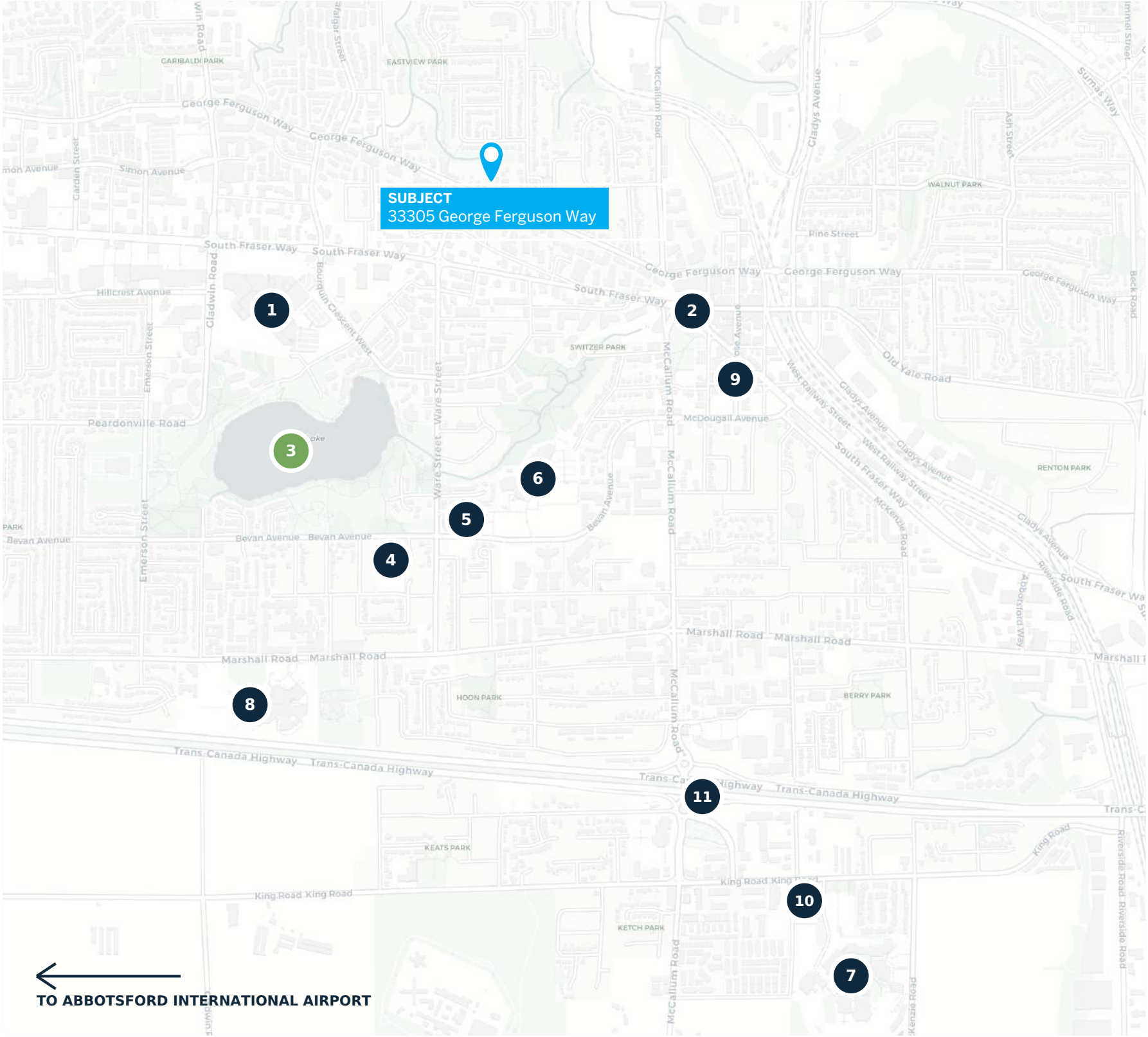
### LEGAL VIEW



**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](mailto:team@varinggroup.com)

