

FOR SALE

0.99 ACRE LOT IN NEW INDUSTRIAL SUBDIVISION

2185 Iron Mills Court
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 0.99 acres of serviced and zoned industrial land
- Registered building schemes and design guidelines
- Excellent access to Highway 1
- Asking price: \$1,237,500

For more information
PLEASE CONTACT:

Todd Bohn
Personal Real Estate Corporation
d 604.676.4138
c 778.808.8633
todd@FLRE.ca

Kyle Dodman
d 604.424.9837
c 604.309.9446
kyled@FLRE.ca

FLRE.ca

FOR SALE

0.99 ACRE LOT IN NEW INDUSTRIAL SUBDIVISION

2185 Iron Mills Court
Abbotsford, BC

OPPORTUNITY

The opportunity to purchase the last available lot in a new industrial subdivision in Abbotsford's Peardonville industrial area. The 0.99 acre lot is being sold fully serviced and rezoned.

LOCATION

The Peardonville industrial area provides quick access to Highway 1, Fraser Highway and the Abbotsford International Airport. The Sumas border crossing is conveniently located 15 minutes southeast. Planned improvements to the area, including the widening of Mt. Lehman Road and the Marshall Road alignment, will improve access further.

PROPERTY DOCUMENTATION

The following information is available upon request:

- Subdivision plan
- Geotechnical report – May 2016
- Design guidelines
- Civil drawings
- Landscaping drawings
- Title search
- I2 zoning

For access to the above documents please contact the listing agents.

ZONING

The site is zoned General Industrial (I2) which accommodates a mix of light industrial uses and allows for outside storage.

ASKING PRICE

\$1,237,500 (excluding DCCs)

E.&O.E: This document/email has been prepared by Frontline Real Estate Services Ltd. for advertising and general information only. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Frontline Real Estate Services Ltd. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline Real Estate Services Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

