

# FOR SALE

4.95 ACRES OF ZONED INDUSTRIAL LAND

1812 Foy Street  
Abbotsford, BC



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## PROPERTY HIGHLIGHTS:

- 4.95 acres of zoned industrial land
- Located in the new and desirable Clearbrook industrial area
- Excellent access to Highway 1
- Asking price: \$5,445,000 (\$1,100,000/acre)

*For more information*  
PLEASE CONTACT:

Kyle Dodman  
d 604.424.9837  
c 604.309.9446  
kyled@FLRE.ca

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

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## OPPORTUNITY

The opportunity to purchase 4.95 acres of industrial land in Abbotsford's Clearbrook industrial area. The land is being sold rezoned to General Industrial (I2).

## LOCATION

The subject property's location provides quick access to Highway 1, Fraser Highway and the Abbotsford International Airport. The Sumas border crossing is conveniently located approximately 10 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:

- Potential site plan
- Environmental reports
- Preliminary watercourse assessment
- 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.

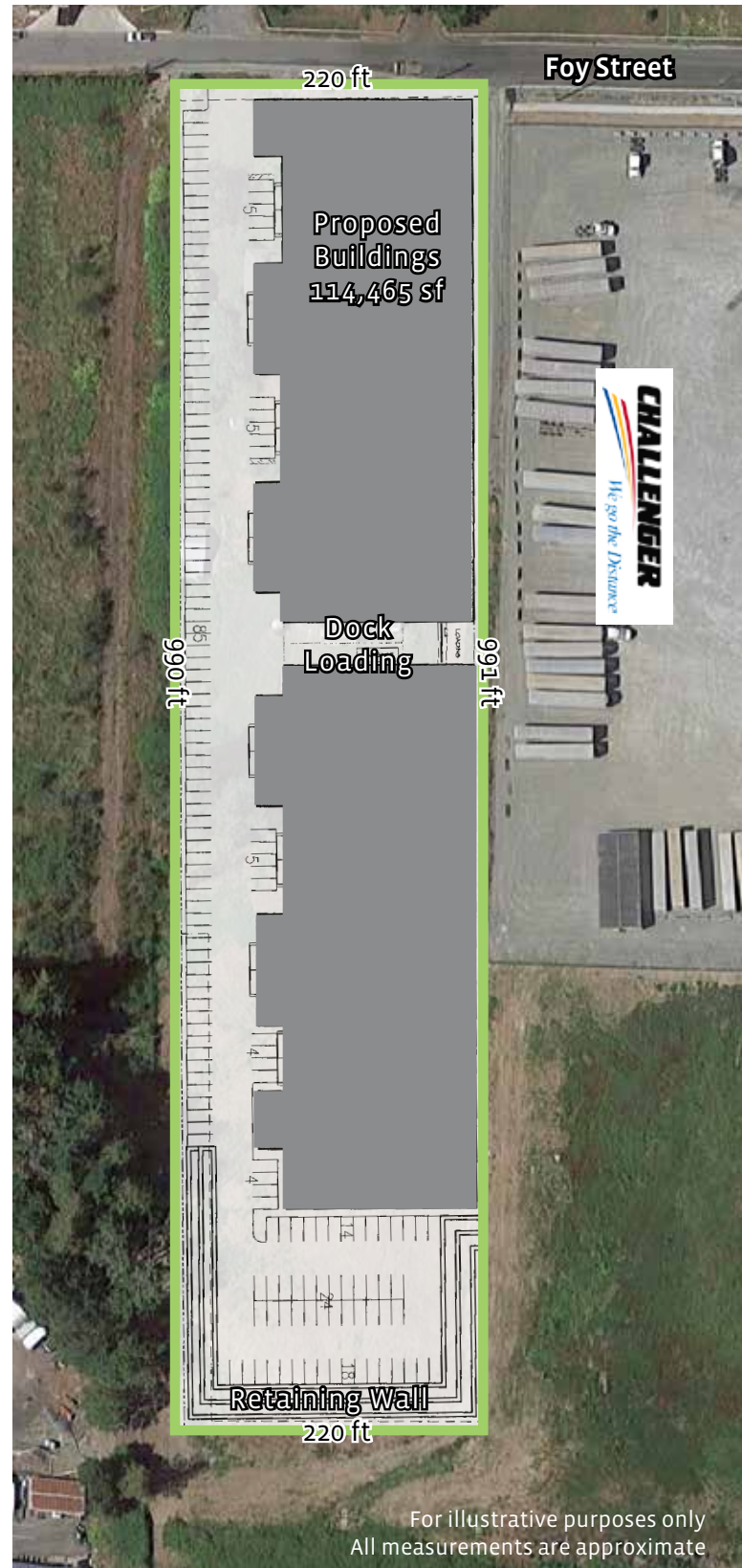
## PROPERTY TAXES

\$30,138.93 (2017)

## ASKING PRICE

\$5,445,000 excluding DCCs (\$1,100,000/acre)

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