

# FOR SALE

3RD READING CONDO SITE IN ABBOTSFORD

33715 George Ferguson Way  
& 2661 Trinity Street  
Abbotsford, BC



LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 0.38 acres
- 40 units
- Located in Historic Downtown Abbotsford
- Asking price: \$3,450,000

For more information  
PLEASE CONTACT:

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## OPPORTUNITY

This offering is an opportunity to acquire a 40 unit, 3rd reading condo site in the Historic Downtown neighbourhood of Abbotsford. This up-and-coming, walkable neighbourhood is home to many boutique stores and trendy restaurants while also providing convenient access to schools, parks, a library, and Highway 1. The property is flat, lightly treed and currently contains a small home.

## DEVELOPMENT POTENTIAL

3rd reading was obtained on January 30, 2020 for a 6 storey apartment building containing 40 units. The units range in size from 620 to 1,211 square feet, with an average unit size of 880 square feet. The project requires 2 levels of underground parking and minimal offsite servicing.

## PROJECT ARTIST RENDERING



FOR MORE INFORMATION CALL 604.687.8300

# FOR SALE

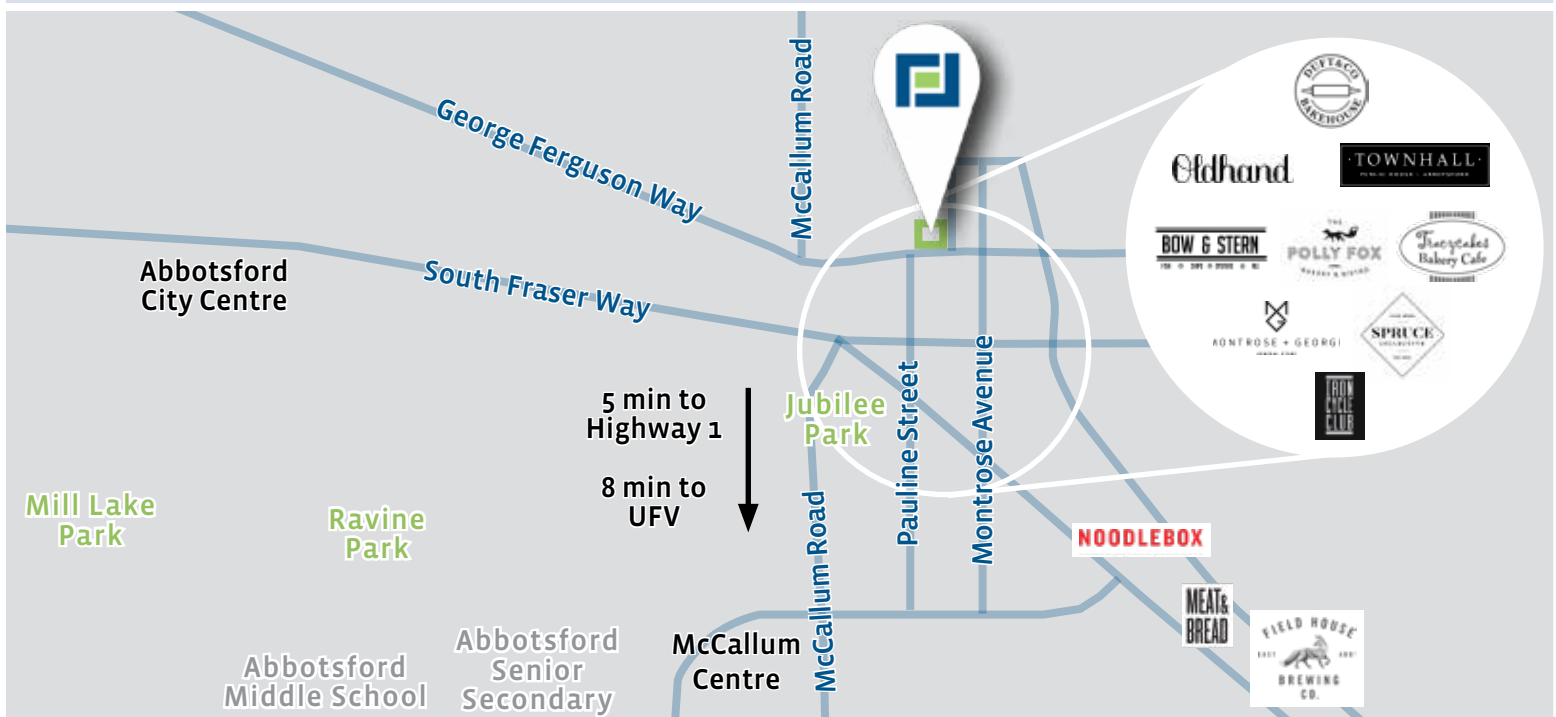
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## LOCATION

The subject site is centrally located in Abbotsford's Historic Downtown, which is home to many independent restaurants, cafes, shops, and a brewery - all only minutes away from the subject site giving it a walk score of 74 (very walkable). The recent adoption of the Historic Downtown Neighbourhood Plan is guiding the area's ongoing redevelopment while maintaining the neighbourhood's unique characteristics and charm. Highway 1 and Highway 11 (Abbotsford-Mission Highway) are both within a 5 minute drive, providing quick access across the Lower Mainland and to the US border.

## LOCATION MAP



## PROJECT DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon request.

- 3rd Reading Letter from City
- Architectural Drawings
- Works & Services Report
- And more

## PROPERTY DETAILS

Addresses: 33715 George Ferguson Way & 2661 Trinity Street, Abbotsford

PIDs: 012-223-204, 012-223-191

Gross Site Area: 0.38 acres

## ASKING PRICE

\$3,450,000

# FRONTLINE

REAL ESTATE SERVICES

Mike Harrison *Personal Real Estate Corporation* and Adam Lawrence are development land experts and licensed Realtors that specialize in the marketing and sale of residential development land in the Fraser Valley. This focused approach allows them to spend their time in one segment of the market, building stronger relationships and maximizing their expertise.



**MIKE HARRISON**  
*Personal Real Estate Corporation*  
Development Land Sales  
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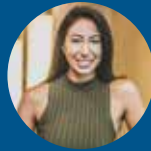


**ADAM LAWRENCE**  
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Mike and Adam are supported by a team of specialists who share resources, collaborate and are incentivized to work together. The result is more up-to-date market information, better qualified opportunities, and continuous improvement.



**JUSTIN MITCHELL**  
*Personal Real Estate Corporation*  
Partner | Development Land Sales



**MEGAN JOHAL**  
Client Service Coordinator



**ANDE KURIC**  
Director of Marketing



**AVNEET MUNGRA**  
Client Service Coordinator

Frontline Real Estate Services Ltd. is a full-service real estate agency offering real estate broker and marketing services across the Fraser Valley and suburban Metro Vancouver.

Come visit us at our office, conveniently located on 200th Street right off Highway 1.

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