

FOR SALE

34252 KING ROAD

ABBOTSFORD, BC

NEW PRICE



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OPPORTUNITY

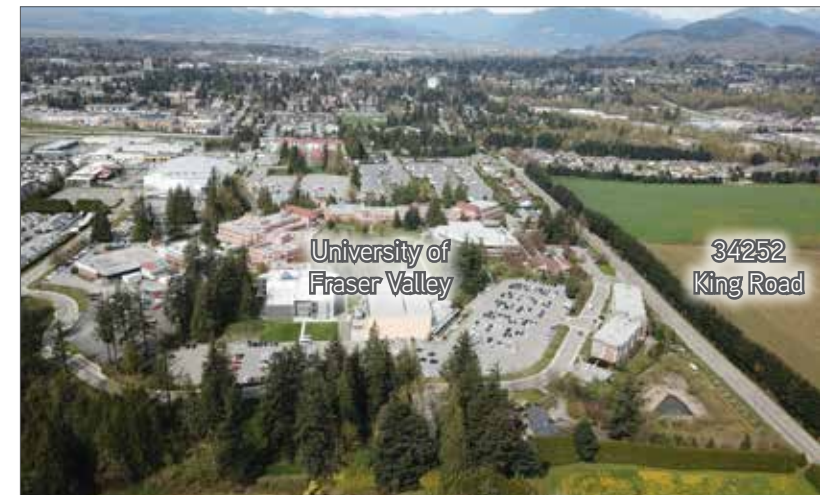
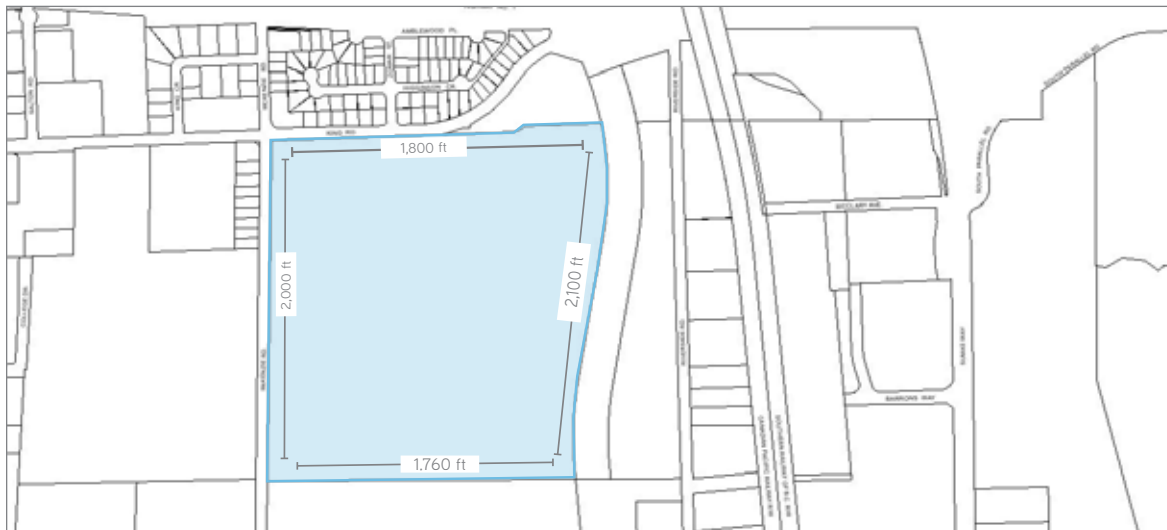
First time for sale in generations, this 88.85 acre property represents a singular opportunity to purchase a large ALR zoned property that is designated as “Special Study Area C”. The property offers strong value and a multitude of redevelopment concepts based on its current Agricultural zoning and proximity to the University of the Fraser Valley.

HIGHLIGHTS

- › Rectangular shaped lot
- › Grade is primarily level and flat
- › Adjacent to the “University of the Fraser Valley”, one of the Lower Mainland’s and the Fraser Valley’s largest institutions
- › Identified as “Special Study Area C” in the current draft UDistrict Neighbourhood Plan
- › Designated as “Industrial Reserve” in May 2012 by the City of Abbotsford
- › Convenient location with access to the Trans-Canada Highway (Highway #1), Sumas Way (Highway #11), and USA via Sumas Border Crossing

SALIENT FACTS

CIVIC ADDRESS	34252 King Road, Abbotsford, BC
LEGAL ADDRESS	Parcel Identifier: 013-380-508 Parcel "A" (Reference Plan 5411) North East Quarter Section 10 Township 16 Except: Part Dedicated Road On Plan 44724, New Westminster District
LOCATION	The Property is located at the southeast corner of King Road and McKenzie Road.
SITE AREA	~88.85 acres
ZONING	The property is zoned RR (Rural Residential Zone) and located in the Agricultural Land Reserve and is identified within "Special Study Area C" with the City of Abbotsford's "UDistrict Neighbourhood Plan" (Approved May 2018). The proximity to the University of the Fraser Valley provides a unique opportunity to explore uses other than agricultural.
IMPROVEMENTS / TENANCY	<ul style="list-style-type: none"> 1,700 SF single-family home on site, built in 1948, leased on a month-to-month basis Crops on site include hay (55 acres) and corn (30 acres) rented to a separate farm operator Lease term is two years
GROSS TAXES (2018)	\$5,012.72
ASKING PRICE	\$17,500,000



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OFFERING PROCESS

Detailed information package is available upon request, please contact the listing agents to learn more about the offering process.



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