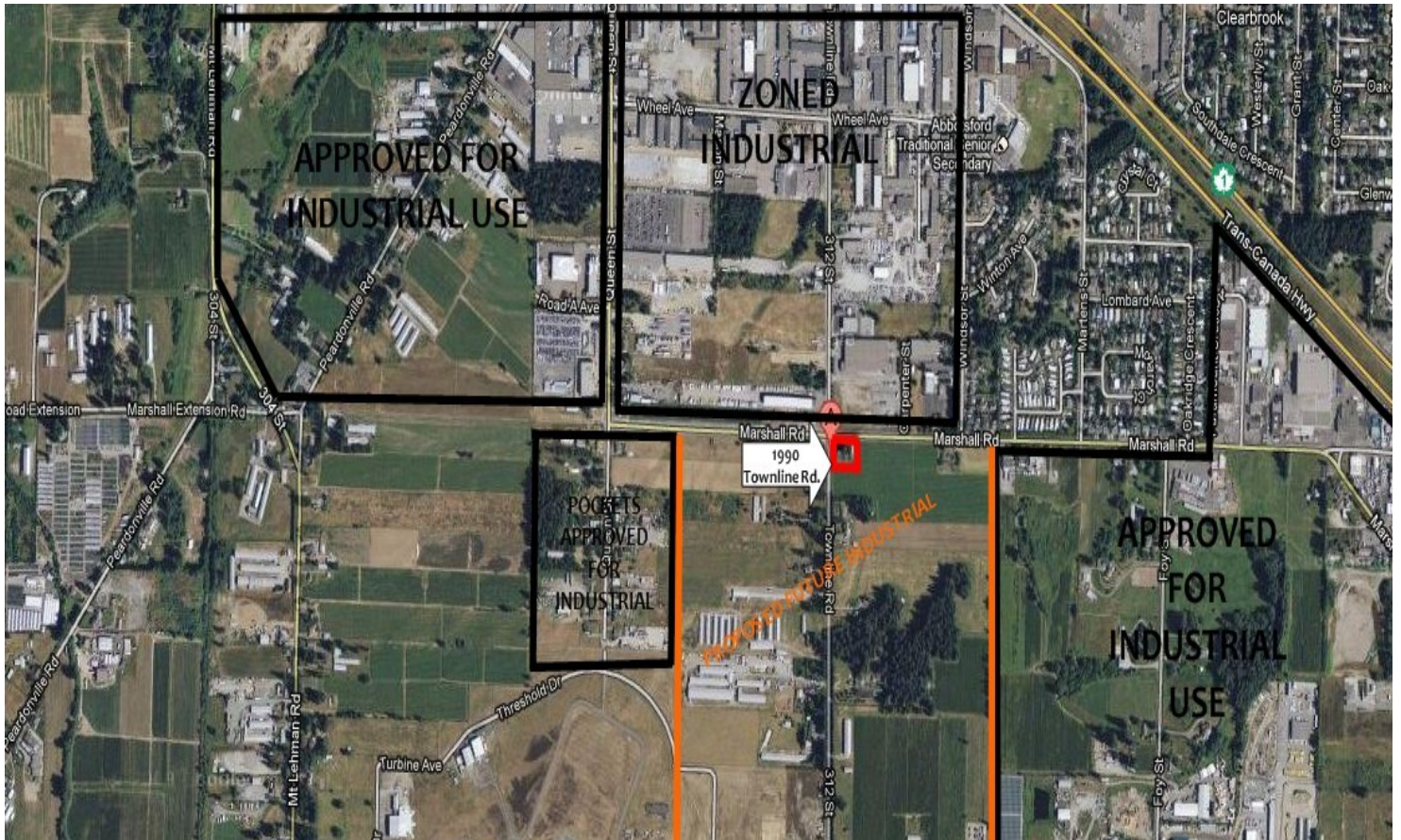


for sale

Close to Abbotsford International Airport
1990 Townline Rd. , Abbotsford, BC V2T 6C9
\$1,225, 000



PID: 025-516-574
Legal: Lot: 1 Sec: 16 Twp: 16 Plan: BCP 1785 LD: 36
Area: 2.78 Acres
Zoning: ALR (A-1 - Agriculture One Zone)
2011 Assessment: \$ 178,685
Taxes: \$ 1800—2011

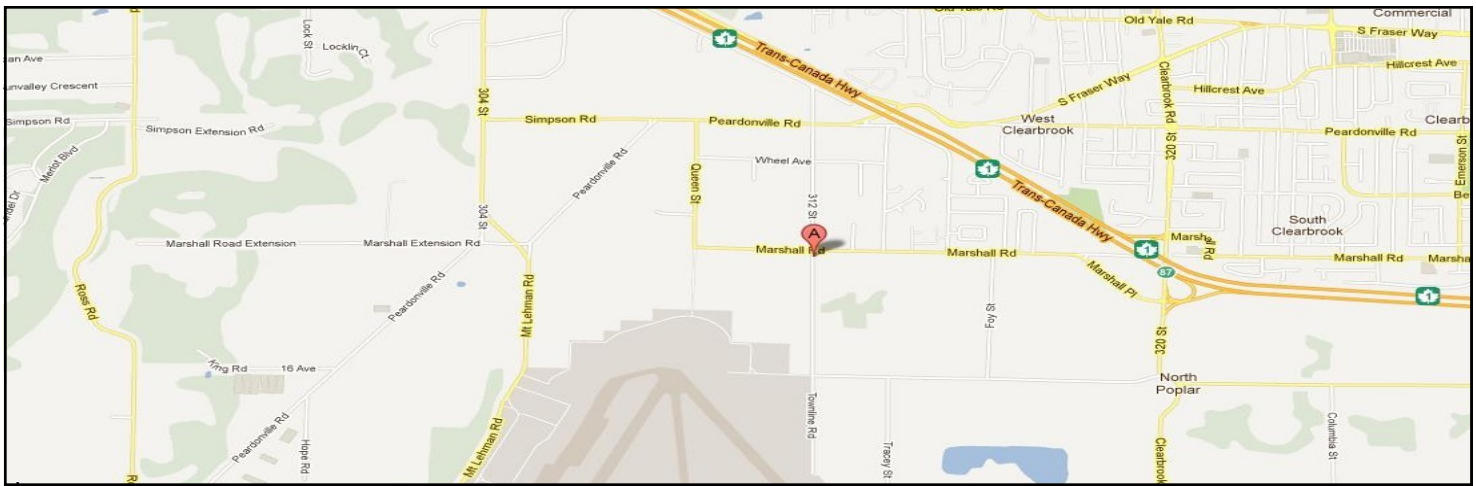


JOE VARING

360—3033 Immel Street
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Multiple Families • Commercial Properties • Land Developments



1990 Townline Road Abbotsford, BC

Opportunity

The subject 2.78 acre property is located on Townline Road just North of Hwy 1 and in close vicinity to major industrial developments and Abbotsford Airport Expansions. Abbotsford is one of the fastest growing Cities in British Columbia with the Abbotsford Airport, new state of the art Hospital and a new sports & entertainment arena. Abbotsford is still fairly affordable for housing and has good transportation links and has become a preferred location for many businesses and residents. The site is approximately an hour travel time from downtown Vancouver, but is only five minutes from the US Border.

Zoning

The following uses and no others shall be permitted in the A1 zone:

- Agriculture Use*
- Agri –Tourism Use*
- Farm Retail Sales Use*
- One Unit Residential Use*
- Resource Primary Processing Use*
- Resource Use B*
- Accessory Family Residential Use*
- Accessory Full-Time Employee Residential Use*
- Accessory Home Occupation Use*
- Accessory Processing Use*
- Accessory Seasonal Employee Residential Use*

Site Description

LOCATION & FUTURE POTENTIAL: Almost 3 Acres, SE corner of Marshall & Townline Rd., approx 350 foot frontage along both roads, high exposure site. Across the street is all industrial zoned land. Excellent holding property, great location very close proximity to Abbotsford International Airport. The property is flat, all usable land and is currently planted in raspberry. The home is rented for \$1,000/month and the raspberry is leased out at \$1,700/yr. Current A1 zone allows for multiple uses, possibility to rezone in the future ?? check with City of Abbotsford. Just compare the properties along Queen St to this offering, this is better located with similar future. First time to be offered for sale! Call us today!

Special Circumstances

Gas line right of way through the northern half of the property. Check into this by calling the City of Abbotsford or Terasan Gas BC. The gas line does not allow you to build on it; however, you can pave, park above on it, store above it without any problems.



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