

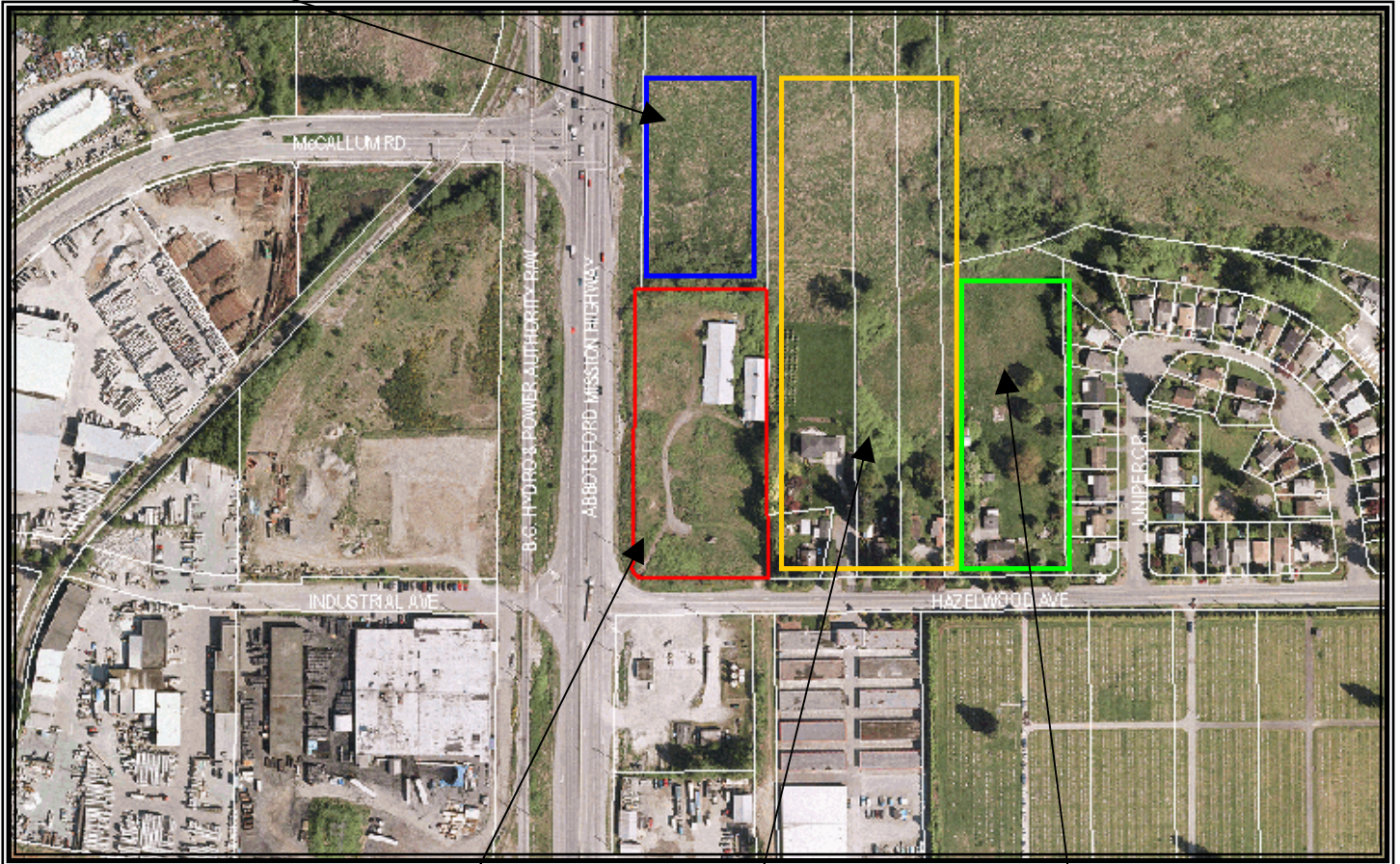


# FOR SALE

## Hazelwood / Abbotsford-Mission Hwy

Joe Varing 604-832-2626 Email: [joevaring@gmail.com](mailto:joevaring@gmail.com)

**OTTER CO-OP**



**SUBJECT PROPERTY**

**PROPOSED CHURCH**

**Proposed 100 unit townhouse site**

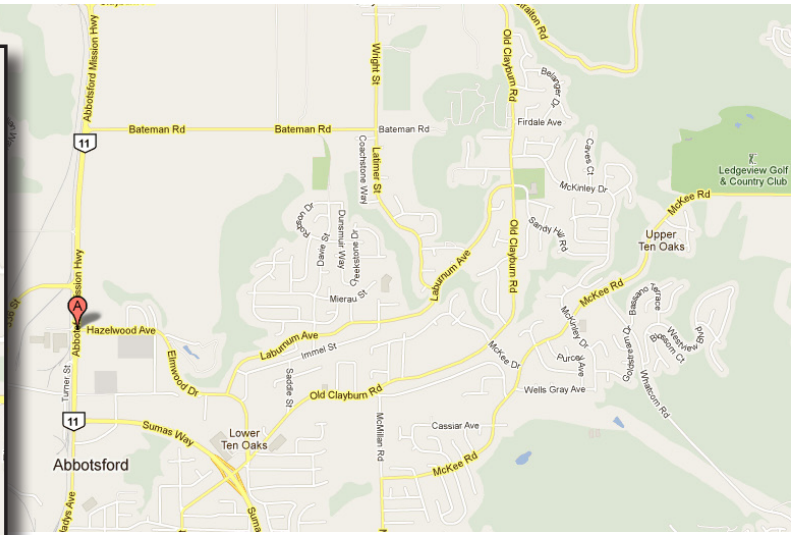


## JOE VARING

360-3033 Immel Street  
Abbotsford, British Columbia V2S 6S2

Phone: 604-832-2626  
Email: [joevaring@gmail.com](mailto:joevaring@gmail.com)

INVESTMENTS • PROJECT MARKETING • DEVELOPMENTS



## opportunity

The subject property is located just minutes from the City core and from major shopping/retail centers. The property has ample Highway frontage and exposure. A new traffic pattern has been proposed to the City of Abbotsford due to neighboring development applications for a Gas Bar & major Multi family development. Abbotsford is one of the fastest growing Cities in British Columbia and with affordable housing and good transportation links is becoming a preferred location for many businesses and residents. The site is approximately an hour travel time from downtown Vancouver, but is only ten minutes from the US Border and the expanding Abbotsford Airport. The overall opportunity here is for a developer to acquire a attractive piece of property for a commercial use.

*\*Commercial uses may include tenants such as a McDonalds, Tim Horton's, convenience stores, hotel, car wash, oil/lube and many other service commercial occupancies.*

## zoning

Current zoning is P3 – Institutional. The site will likely be re-zoned and the City of Abbotsford seems to be open to many types of commercial uses, or mixed use. As adjacent sites will be CGS (proposed gas station by the Otter Coop) & RM a multi family zone to allow for approximately 100 townhomes.

## traffic count

Approximately 28,000 cars travel in a 24 hour period by this property.

## location

The Abbotsford-Mission Highway is a main throughway to connect north south traffic from Abbotsford to Mission/Maple Ridge. This site provides easy access to the City core, urban less dense areas and close proximity to Trans-Canada Highway. Abbotsford-Mission Highway provides primary arterial routes to Vancouver and distribution points west and east. Along the Abb Miss hwy, there are very few commercially zoned or commercial potential properties therefore traffic count and demographics support service/retail commercial.

Abbotsford is the fifth largest municipality in British Columbia, home to 123,864 people (2006). Its Census Metropolitan Area, which includes the District of Mission, is the 23rd largest in Canada, with 159,020 people (2006). Abbotsford has the third highest proportion of visible minorities among Census Metropolitan Areas in Canada, after the Greater Toronto Area and Greater Vancouver.

Abbotsford is the largest municipality by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow.

The municipality's southern boundary is the Canada–United States border, across which is Sumas, Washington. In Canada, it is bordered by Langley to the west, the Fraser River and Mission to the north, and Chilliwack to the east. Much of Abbotsford has dramatic views of Mount Baker (to the southeast) and the Coast Mountains (to the north).

## site description

The site has approximately 550 feet frontage along Abb Miss Highway. The site has a gentle downward slope from south to north. A small portion of the property is in a floodplain. Overall the site seems to be a premium development property, relatively easy to work with.



## Lot Size: 33911 Hazelwood V2S 7V2

Folio # 71860-2250-9 Property ID 012-546-453

Original dimensions (as surveyed December 2002):

Width 280' to 292'

Length: 550'

Area: 157,300 sq ft = 14,613 sq m = 3.611 acres

After highway widening, West side (Sold strip 550' x 10 m):

Width: 247.2' to 259.2'

Length: 550'

Area: 139,260 sq ft = 12,937 sq m = 3.197 acres

Road allowance, East side : 60' x 123' & 60' tapering to 0' over 336'

Area: 17,460 sq ft = 0.401 acres

(Remaining area = 3.197 - 0.401 = 2.796 acres)

City Map:

Width: 75.87 to 78.90 m (248.9' to 258.9')

Length: 167.58 to 168.61 m (549.8' to 553.2')

Area: 12,955 sq m = 3.201 acres



**Tax Report - 33911 HAZELWOOD Avenue  
Record Updated - 06/28/2011**

**Jurisdiction** 313-ABBOTSFORD - CITY OF **Roll Number** 7186022509 **Property ID** 012-546-453  
**Property Addr** 33911 HAZELWOOD AV  
**Municipality** AB-CITY OF ABBOTSFORD **Board Code** F  
**Neighborhood** 103-E OF M HWY N OF ABB MUNIC  
**Area** F70-Abbotsford  
**Sub Area** F78-Central Abbotsford **More PID's**  
**Gross Taxes** \$5746.25 (2011) **Water Conn**  
**Tax Amount Updated - 06/28/11**

**Owner Name & Mailing Address Information**

**Owner(s) 1 Name & Address** **Owner(s) 2 Name & Address**

\*\* NOT AVAILABLE \*\*

2597 BOURQUIN CRES E  
ABBOTSFORD BC

V2S 1Y6

**Legal Information**

<b>Plan #</b>	<b>Lot</b>	<b>Block</b>	<b>Dist Lot</b>	<b>Land Dist</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Meridian</b>
2173	47		207	36				
<b>Legal Description</b> PL 2173 LT 47 DL 207 LD 36 Group 2, Except Plan 6025, SOUTH 550 FEET; & EXC								

**Land & Building Information**

<b>Width</b>	<b>Depth</b>	<b>Lot Size</b>	2.715 ACRES
<b>Land Use</b>		<b>Actual Use</b>	2AC PLUS SIN FAM DWLL DUP
<b>BCA Description</b>	POULTRY HOUSE AVERAGE QUALITY	<b>Zoning</b>	P3 ASSEMBLY ZONE ASSEMBLY ZONE
<b>BCAA Data Updated - 05/24/11</b>			

**Total Value Information**

<b>Actual Totals</b>		<b>Municipal Taxable Totals</b>		<b>School Taxable Totals</b>	
<b>Land</b>	\$691,000	<b>Gross Land</b>	\$691,000	<b>Gross Land</b>	\$691,000
<b>Improvement</b>	\$48,000	<b>Gross Improve</b>	\$48,000	<b>Gross Improve</b>	\$48,000
		<b>Exempt Land</b>		<b>Exempt Land</b>	
		<b>Exempt Improve</b>		<b>Exempt Improve</b>	
<b>Actual Total</b>	\$739,000	<b>Municipal Total</b>	\$739,000	<b>School Total</b>	\$739,000

**Sale History Information**

<b>Date</b>	<b>Price</b>	<b>Document #</b>	<b>Type of Sales Transaction</b>
12/01/2008	\$831,700	CA100849	REJECT NOT SUITED SALE ANALYSIS
11/01/2008		BB731488	REJECT NOT SUITED SALE ANALYSIS
05/01/2005		BX230887	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      07/15/11      4:46 PM



The following information is available upon acceptable offer.

### **Documentation: 33911 Hazelwood Avenue**

Preliminary Geotechnical Investigation	February 1996
Letter: Roads and Development	November 1998
Topographic Survey	December 2002
Fisheries Resource Assessments	July 2006
Riparian Habitat Compensation Plan	December 2006
Land Title Search	December 2006
Letter: Issue Review Panel Hearing	December 2007
Geotechnical Investigation Report	April 2008
Letter: Notice declining to register ....	July 2008
Registered Development Agreement	January 2009
State of Title Certificate	March 2009

