

Presented by:
 Joe Varing - PREC
 HomeLife Glenayre Rlty.Co.Ltd.
 Phone: (604) 832-2626
 Email: joevaring@gmail.com
 Web Site: www.varinggroup.com



Abbotsford / BC / Poplar
 34594 4TH AV, VOV OVO

MLS#: F3200005

Active

LP: \$599,000



Property Type: Land (Commercial)
 Transaction Type: For Sale
 Zone/Province:
 Total Acres: 0.38
 Land Size SF: 16,553
 Lot Frntg FT: 135
 Lot Depth FT: 155
 Water Supply: Municipal
 Gross Tax/Yr: \$41 / 2010
 Zoning: C-3
 Linc/PID#: 027-156-575
 Land Use: C-3

CLI Soil Class:

Site Influence: Highway Frontage, Highway Access, Retail Exposure, Public Transit Nearby, Visual Exposure

Site Services: Cable at Lot Line, Electricity at Lot Line, Telephone, Sanitary Sewer, Storm Sewer at Lot Line, City Water at Lot Line

Legal Description: Township: 16 Section: 2

Listing Firm: HomeLife Glenayre Rlty.Co.Ltd.

Car Lot/Truck Park/Truck Repair Shop/Strip Mall?...Bring your ideas to this high exposure site along 4th/Sumas Way. This is one of the few sites along Sumas Way where you won't get caught in USA Border traffic because of access from Riverside. Almost 1/2 an acre, Corner Lot with 2 road frontages. Current C3 Zoning creates an excellent business opportunity, can be rezoned to I2...There are many potential uses for this site. Private financing available to qualified parties. Call today for an information package with preliminary drawings.