



EXCLUSIVE SUBJECT PROPERTY

Address: 3607 Mt Lehman Road
Area: 2 Acres
Taxes: \$6,897.57 (2010)

opportunity

The subject property is 2 acres of premium high exposure lands on Mt Lehman. The site is easily accessible from Hwy 1 and directly off of Mt Lehman. The subject is 5 minutes to the Abbotsford International Airport, major shopping, and all levels of schooling and public transit. Abbotsford is one of the fastest growing Cities in British Columbia and with affordable housing and great transportation links is becoming a preferred location for many businesses and residents. The site is approximately 1 hour from downtown Vancouver. This is an excellent high exposure development property which should allocate for commercial and or industrial uses.

location

The subject property is located on the west side of Mt Lehman which ties directly into Hwy 1 (heading south from the site).

zoning

Current zoning is A-1 (site has been excluded out of ALR as of 2007), the property may be rezoned to an industrial zone. Some uses may be truck parking, self storage, tilt up industrial blocks...

info included in package

Tax reports, aerials views, zoning and architectural drawings for proposed uses.

PRICE:

\$1.350M

JOE VARING

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**Tax Report - 3607 MT LEHMAN Road
Record Updated - 09/28/2010**

Jurisdiction 313-ABBOTSFORD - CITY OF **Roll Number** 1059045308 **Property ID** 013-342-282
Property Addr 3607 MT LEHMAN RD
Municipality AB-CITY OF ABBOTSFORD **Board Code** F
Neighborhood 132-RES WITH IND POTENTIAL
Area F70-Abbotsford
Sub Area F71-Bradner
Gross Taxes \$6897.57 (2010) **More PID's**
Tax Amount Updated - 07/19/10 **Water Conn**

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	
** NOT AVAILABLE **	
3607 MT LEHMAN RD	
ABBOTSFORD BC	
V4X 2M9	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
				36	26	13		
Legal Description	LD 36 SEC 26 TWP 13 Parcel A(EP10029), Part S 1/2 of SE 1/4 of NE 1/4.							

Land & Building Information

Width	Depth	Lot Size	2 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1 ST SFD AFTER 1930 FAIR	Zoning	A1 AGRICULTURAL ONE ZONE AGRIC

BCAA Data Updated - 05/08/10

Total Value Information

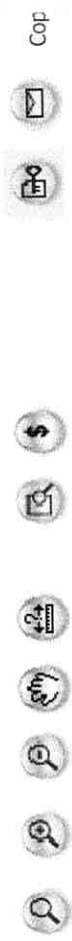
Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$966,000	Gross Land	\$966,000	Gross Land	\$966,000
Improvement	\$60,100	Gross Improve	\$60,100	Gross Improve	\$60,100
		Exempt Land		Exempt Land	\$-483,000
		Exempt Improve		Exempt Improve	
Actual Total	\$1,026,100	Municipal Total	\$1,026,100	School Total	\$543,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/01/2002	\$271,800	BT358207	IMPRV SINGLE PROP CASH TRANSAC
07/01/1992	\$198,000	BF259777	IMPRV SINGLE PROP CASH TRANSAC
02/01/1991	\$1	AE28559	REJECT NOT SUITED SALE ANALYSIS
Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.		09/30/10 11:31 AM



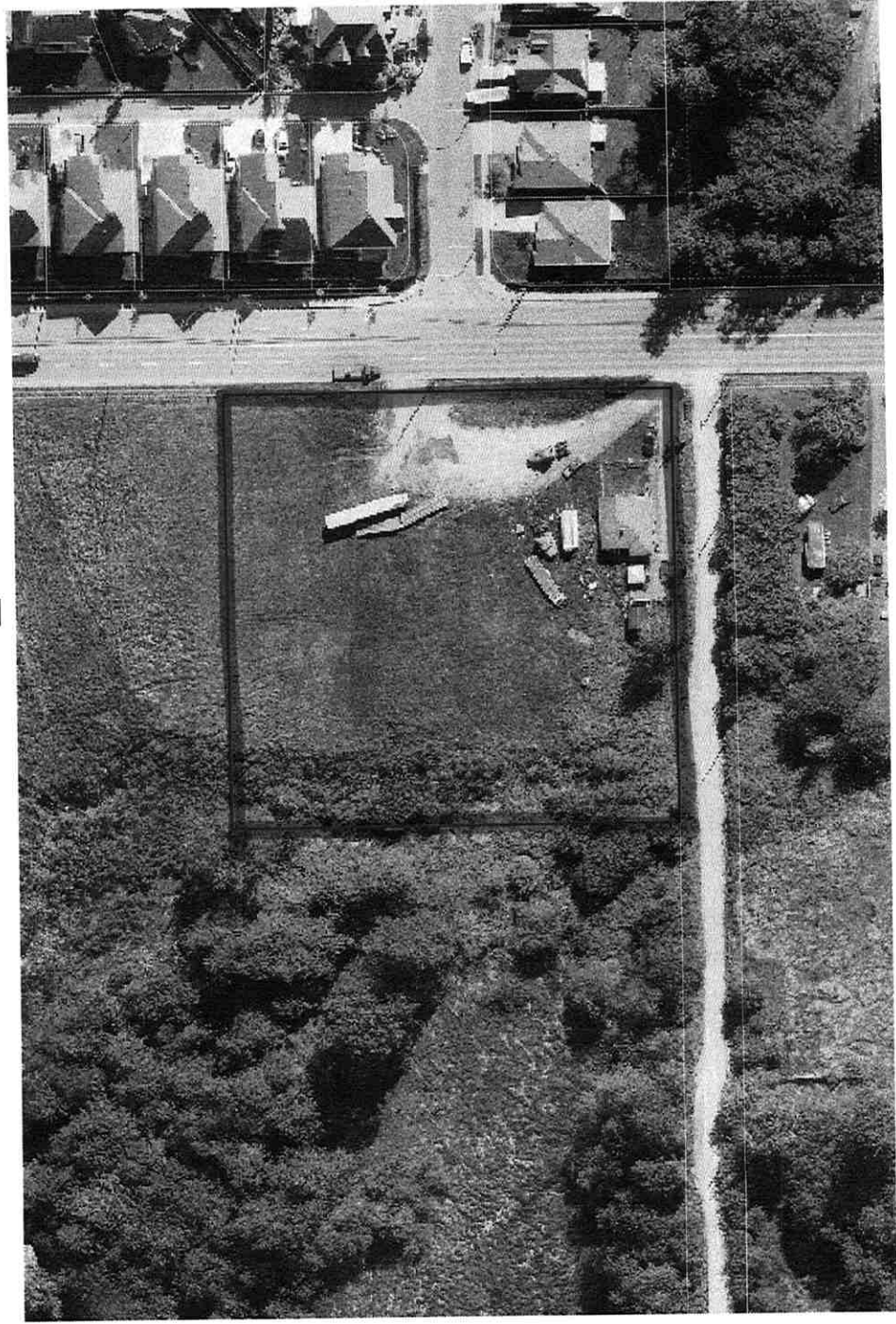
CITY WEBSITE



Search By...

Selected Feature:
3607 MT LEHMAN RD

Refresh Map



- Parcels**
- Parcels
- Road Names
- House Numbers
- Legal Description
- Dimensions (m)
- Easements
- Easement Numbers
- Aerial Photo (2010)
- Engineering**
- Development**
- Parks & Schools**
- Environment**

Parcel Report
 Zoning Report
 General Property Report
 Service Record Card Not Avail.
 No Building Permits
 No Business Licences

**3607
MT LEHMAN RD**

The information above is for reference only. All data should be verified by associated legal survey plans and engineering drawings.



CITY WEBSITE

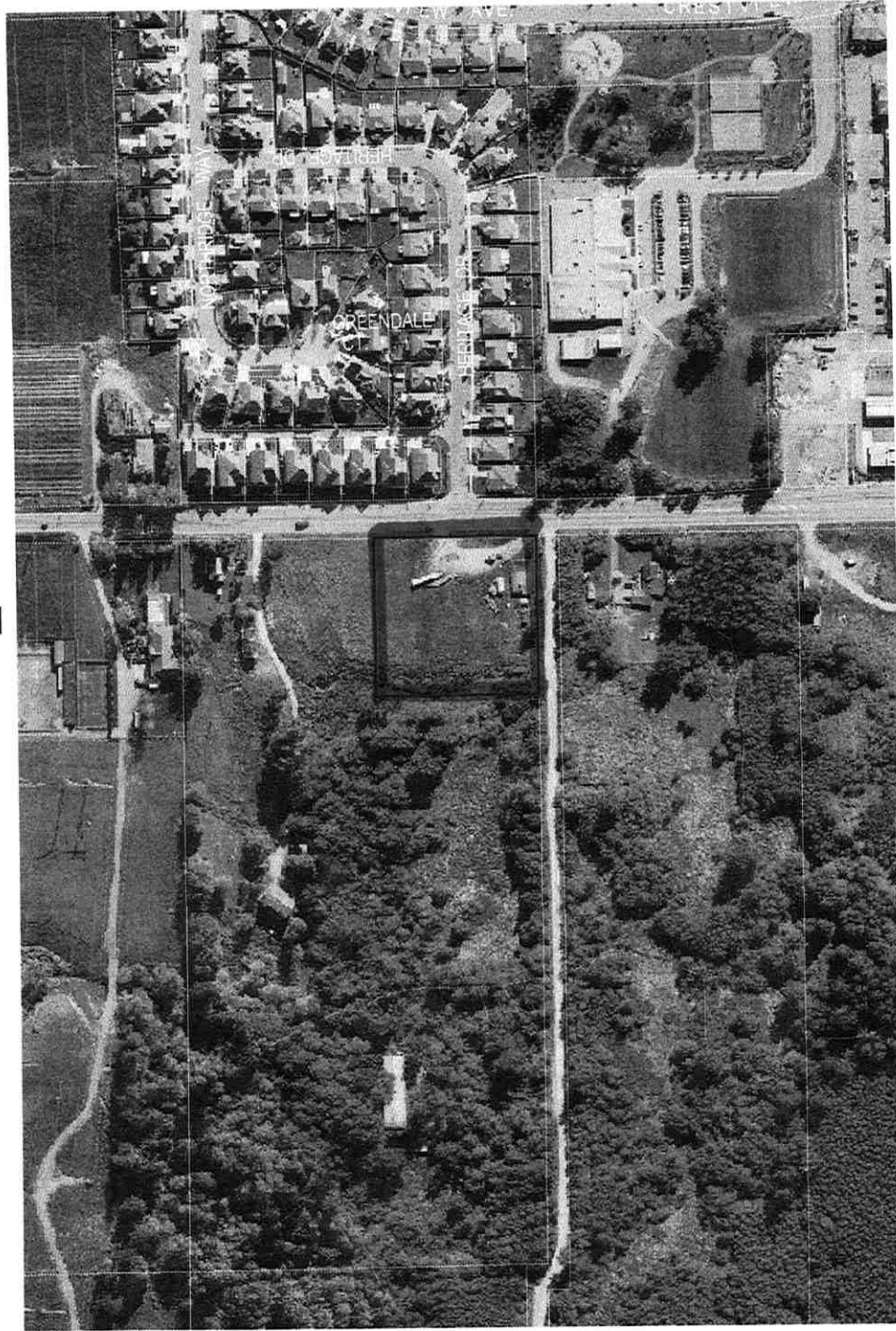


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