

for sale

Close to Abbotsford International Airport
776 Townline Rd. , Abbotsford, BC V2T 6C9
\$1,195, 000



PID: 009-875-174
Legal: Lot: 1 Sec: 6 Twp: 16 Plan: 13806 LD: 36
Area: 8.48 Acres
Zoning: ALR (A-1 - Agriculture One Zone)
2011 Assessment: \$ 301,578
Taxes: \$ 2500—2010

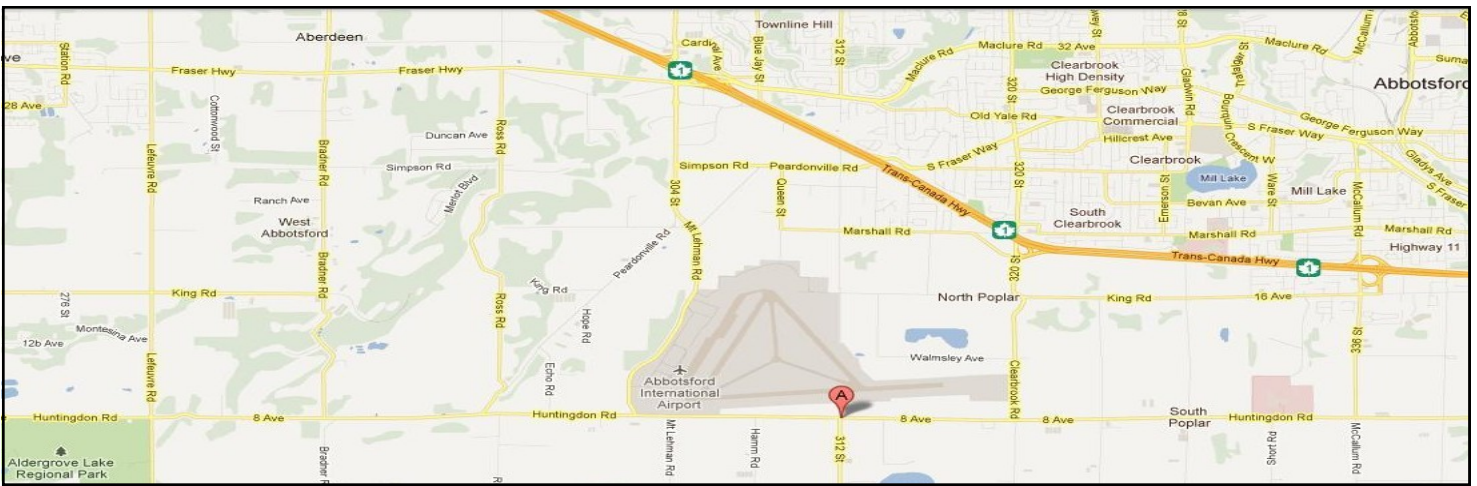


JOE VARING

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

Phone: (604) 832-2626
Email: Joevaring@gmail.com

Multiple Families • Commercial Properties • Land Developments



776 Townline Road
Abbotsford, BC

Opportunity

The subject 8.48 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

8.48 acres, Certified Organic Farm with a 5 bedroom, 2 storey home. 2 road frontages, corner location with High Exposure. Located across from Abbotsford International Airport. Close to Highway #1 and the Sumas Border Crossing. Property has out buildings and aluminum frame greenhouses. Does require some clean up. Utilities available: power 400amps, natural gas, backup generator 45kW, septic tank and a drilled well. Great place to build your estate! Call today for viewing!



JOE VARING

Homelife Glenayre Realty Co. Ltd.
360—3033 Immel Street
Abbotsford, British Columbia V2S 6S2
Phone (604) 832-2626

Multiple Families • Commercial Properties • Land Developments