



for sale

Opportunity Knocks!

819 Clearbrook Rd. , Abbotsford, BC V2T 5X2

\$949, 000



PID: 011-144-033
Legal: Lot: 1 Sec: 7 Twp: 16 Plan: 5250 Part: SE 1/4
Area: 1.88 Acres
Zoning: ALR (A-1 - Agriculture One Zone)
2011 Assessment: \$ 617,700
Taxes: \$ 4777.05

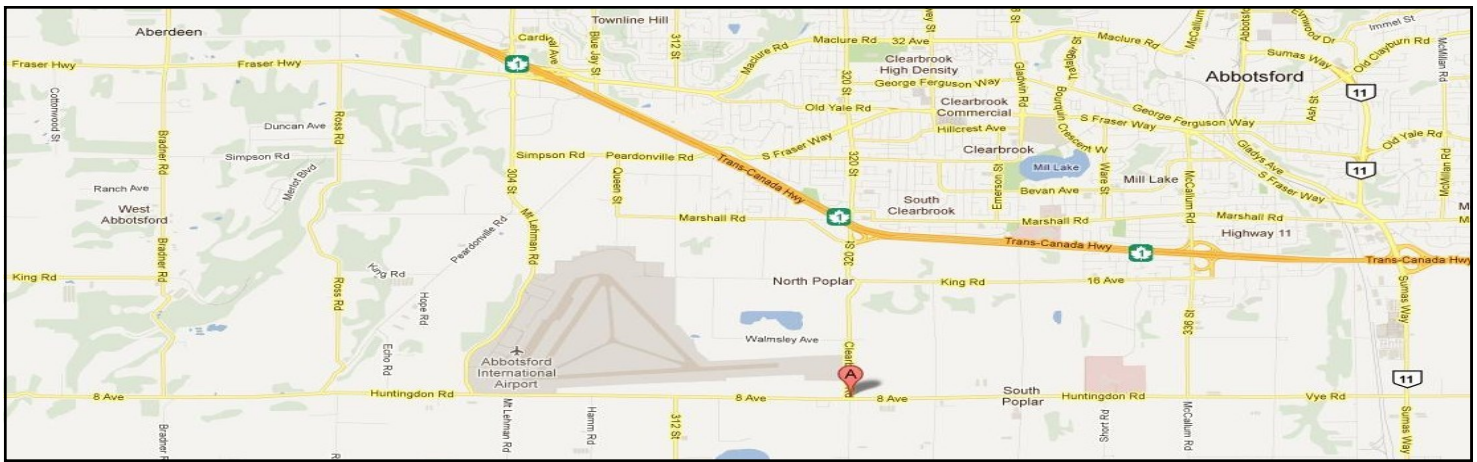


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819 Clearbrook Road
Abbotsford, BC

Opportunity

The subject 1.88 acre property is located on Clearbrook 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

Opportunity Knocks: Location, Future Potential, Hard to find. Almost 2 acres on the corner of Huntingdon/ Clearbrook, this area/property is expanding rapidly due to Abbotsford Airport Expansion. Currently all fenced with gravel. House rented for \$1,000/month & owner may lease the yard on a month to month basis for a year or so for \$1,500/month. Detailed info package with owner may be open to a trade.



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