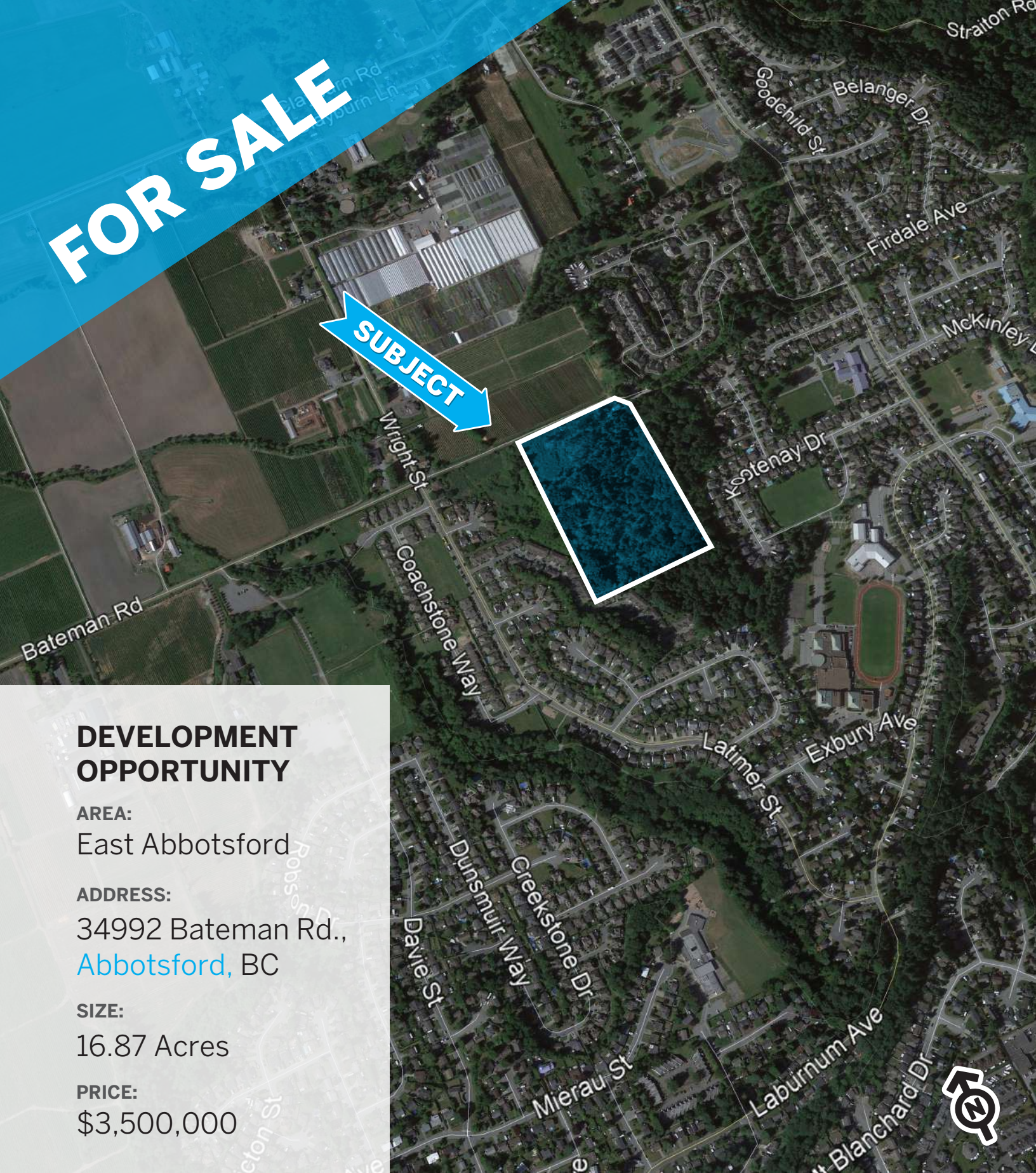


**FOR SALE**

**SUBJECT**



## DEVELOPMENT OPPORTUNITY

AREA:  
East Abbotsford

ADDRESS:  
34992 Bateman Rd.,  
[Abbotsford, BC](#)

SIZE:  
16.87 Acres

PRICE:  
\$3,500,000

### HOMELIFE GLENAYRE REALTY COMPANY LTD.

**Joe Varing** - Personal Real Estate Corporation Ltd.  
**604.565.3478 | [info@varinggroup.com](mailto:info@varinggroup.com)**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.



## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 34992 Bateman Rd., Abbotsford, BC  
PID: 009-296-476

**AREA:** East Abbotsford

**DESIGNATION:** Urban Large Lot

**SIZE:** 16.87 Acres

**PRICE:** \$3,500,000

### OPPORTUNITY:

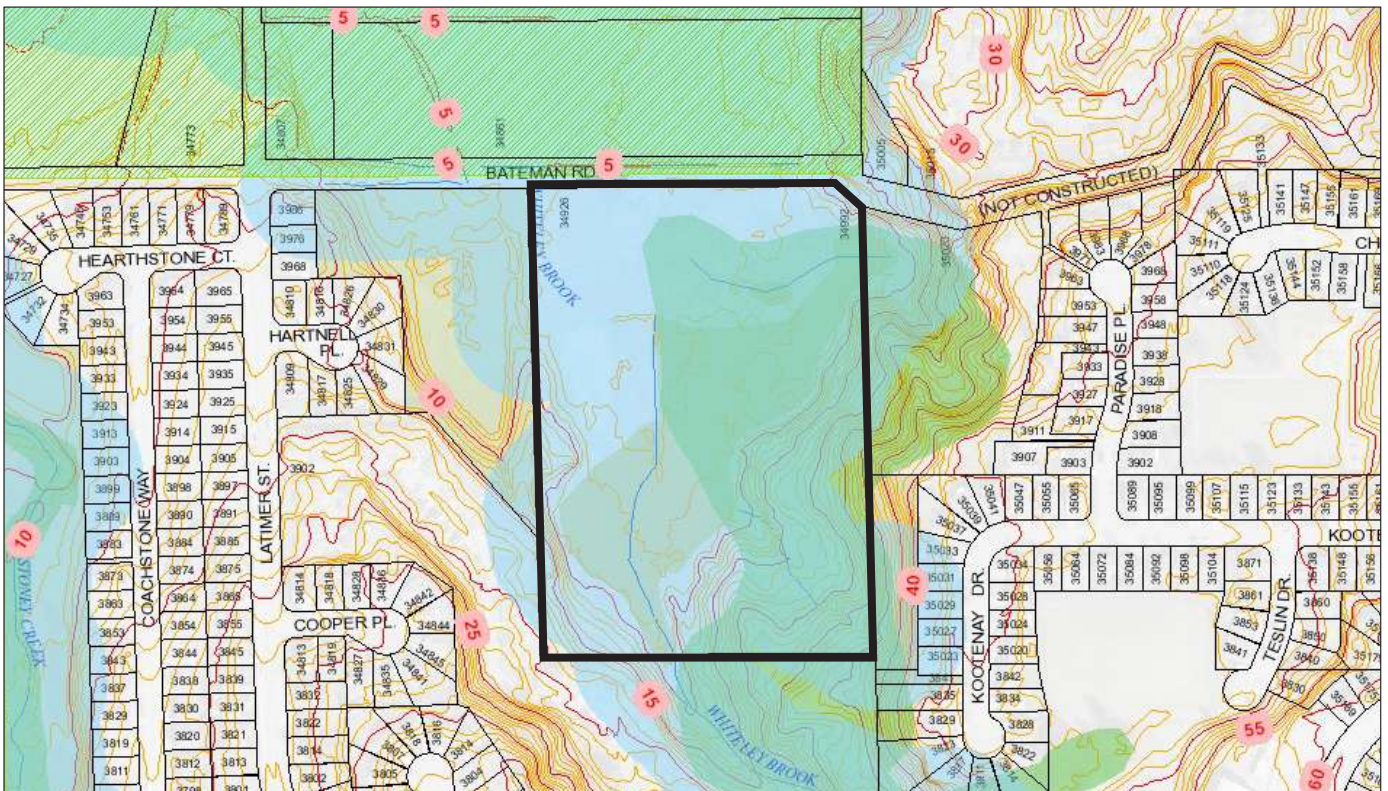
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- Development opportunity on large parcel.
- Strategically located. Surrounded by Townhouses and Single-Family Homes.
- Outside the ALR.
- Parks, Recreation, Dr. Thomas A Swift Elementary, Clayburn Middle School, and Robert Bateman Secondary School very close to the site.

# AERIAL VIEW

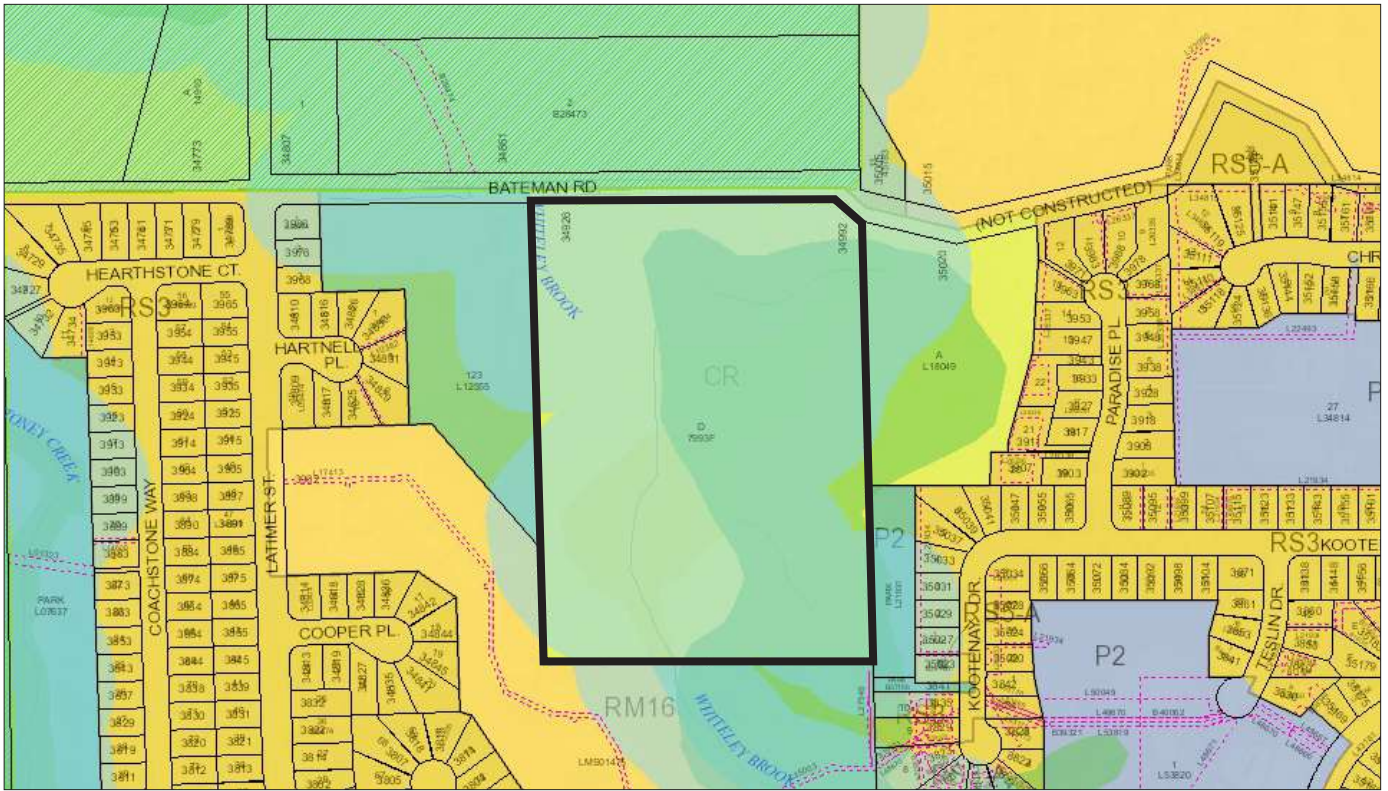


# TOPOGRAPHY





# LEGAL VIEW



# DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS

