

PRIME COMMERCIAL LAND WITH SOUTH FRASER WAY FRONT FOR SALE

31648 SOUTH FRASER WAY • ABBOTSFORD, BC

± 14,600 SF
LAND FOR COMMERCIAL USES



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OPPORTUNITY

Opportunity to acquire approximately 15000 square feet of commercial development land in the central urban core of the City of Abbotsford. Excellent for owner users and small business operators.

LOCATION

The property is located on the South Fraser Way with approximately 300 feet frontage. The immediate area has been developing for automobile related and other commercial uses.

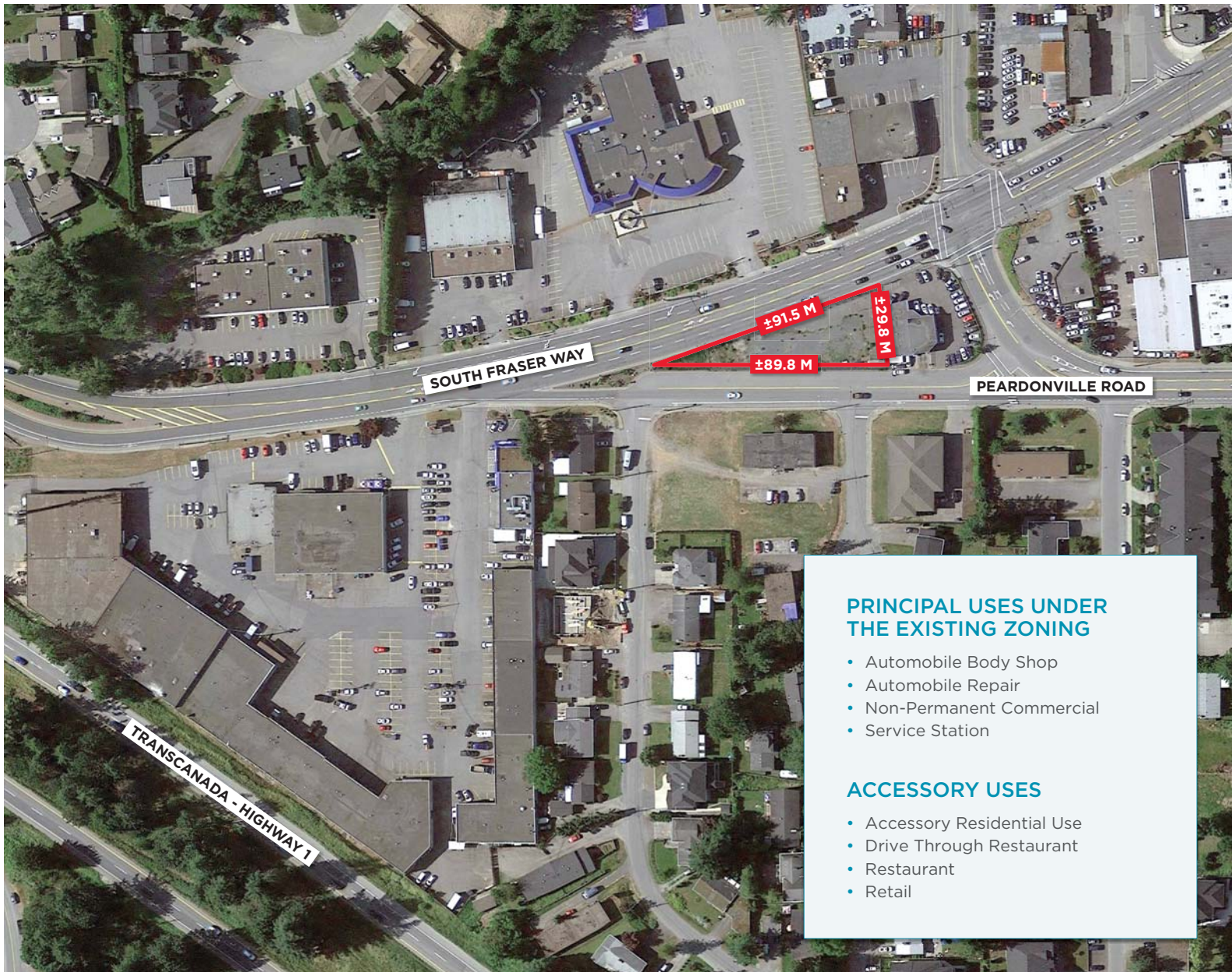
LAND USE

OCP designates this property as Secondary Commercial and the existing zoning is for Gas Station and other automobile industry related uses.

SALIENT DETAILS

31648 SOUTH FRAWER WAY • ABBOTSFORD, BC • V2T 1T9

PID	001-053-191
Land Size	14,583 Square Feet
Legal Description	Lot 418 Section 19 Township 16 New Westminster District Plan 37595
Zoning	CGS - Gas Station Commercial Zone (580)
Taxes	\$6,456.01 (2019)
OCP Designation	Secondary Commercial



ACCESS AND CLOSE PROXIMITY TO

- Highway 1 and Interchanges
- Metro Vancouver
- 2 US border crossings
- Abbotsford International Airport
- Fibre optic connectivity

PARKS AND RECREATION

The City of Abbotsford is committed to creating inclusive and accessible recreation programs that foster social connections, and promote a healthy and active lifestyle. The City operates and maintains 192 parks consisting of over 2,584 acres of parkland and 98 kilometres of trails. 84 percent of Abbotsford residents live within 500 metres of a park and sports fields in the city host more than 10,000 games per year.

SHOPPING

SEVENOAKS SHOPPING CENTRE

The premier enclosed Shopping Centre in the Fraser Valley with 100 stores and services including Hudson's Bay, Sears, Best Buy, Sport Chek and many more.

HIGHSTREET SHOPPING CENTRE

An open air shopping centre anchored by H&M, Sephora, Old Navy, Walmart, London Drugs, Marshalls, Cineplex VIP Cinemas & more.

WEST OAKS MALL

Centrally located in the heart of the city, this mall offers major anchor stores such as Bed Bath & Beyond, Future Shop, London Drugs, Michaels, Pier 1 Imports, Save-On-Foods, Starbucks, and many more.

HISTORIC DOWNTOWN ABBOTSFORD

A pedestrian-friendly destination complete with restored heritage buildings, local stores, cafes and eateries.

ABBOTSFORD INTERNATIONAL AIRPORT (YXX)

In 2018, a record 842,212 passengers travelled through YXX. 5 national airlines operate from the airport.

TRADEX

The Fraser Valley Trade & Exhibition Centre, or Tradex, is the second largest facility of its kind in British Columbia and an industry leader to a growing market. The venue hosts over 60 events every year and services nearly 2.4 million consumers in the Fraser Valley and Lower Mainland of British Columbia.

POPULATION PROJECTIONS

It is projected that by 2035, the population in Clearbrook Centre will reach approximately 23,000.

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2019)	9,255	60,614	94,483
Population Growth (2016 - 2019)	5.1%	3.3%	3.8%
Projected Growth (2019 - 2024)	0.4%	0.5%	1%
Median Age	41.5	39.2	39.1
Average Household Income (2018)	\$76,398	\$86,437	\$85,775

ASKING PRICE

\$1,100,000



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2016 ABBOTSFORD OCP

Abbotsford's OCP vision supports the development of a compact urban area, complete with a high density, mixed-use City core, diverse, distinctive and pedestrian-friendly neighbourhoods with a range of housing options, ample employment opportunities, surrounded by agricultural lands that anchor the economy. With population projected over 200,000 by 2040, the OCP will act as the key guide in ensuring new residential and employment-based growth is directed into areas within the Urban Development Boundary (UDB), to help reduce greenhouse gas (GHG) emissions, support the development of a complete community and multimodal travel opportunities that reduces development pressures on the Agricultural Land Reserve (ALR). Key new growth areas in the UDB include historic downtown, the hillside developments of Vicarrio Ranch and McKee Peak, new industrial areas within and surrounding the Abbotsford International Airport (YXX), and emerging nodes and corridors of transit supportive development, including the U District area surrounding the University of the Fraser Valley (UFV), the South Fraser Way and McCallum Road corridors, the 'Highstreet' node near the Mt. Lehman Interchange and the Marshall Road corridor servicing the Abbotsford Regional Hospital and Cancer Centre (ARHCC).

SECONDARY COMMERCIAL

PURPOSE & DESCRIPTION

- Serve a neighbourhood or city wide area
- Commercial strip malls with off street surface parking
- Indoor Industrial uses

BUILDING TYPE & HEIGHT

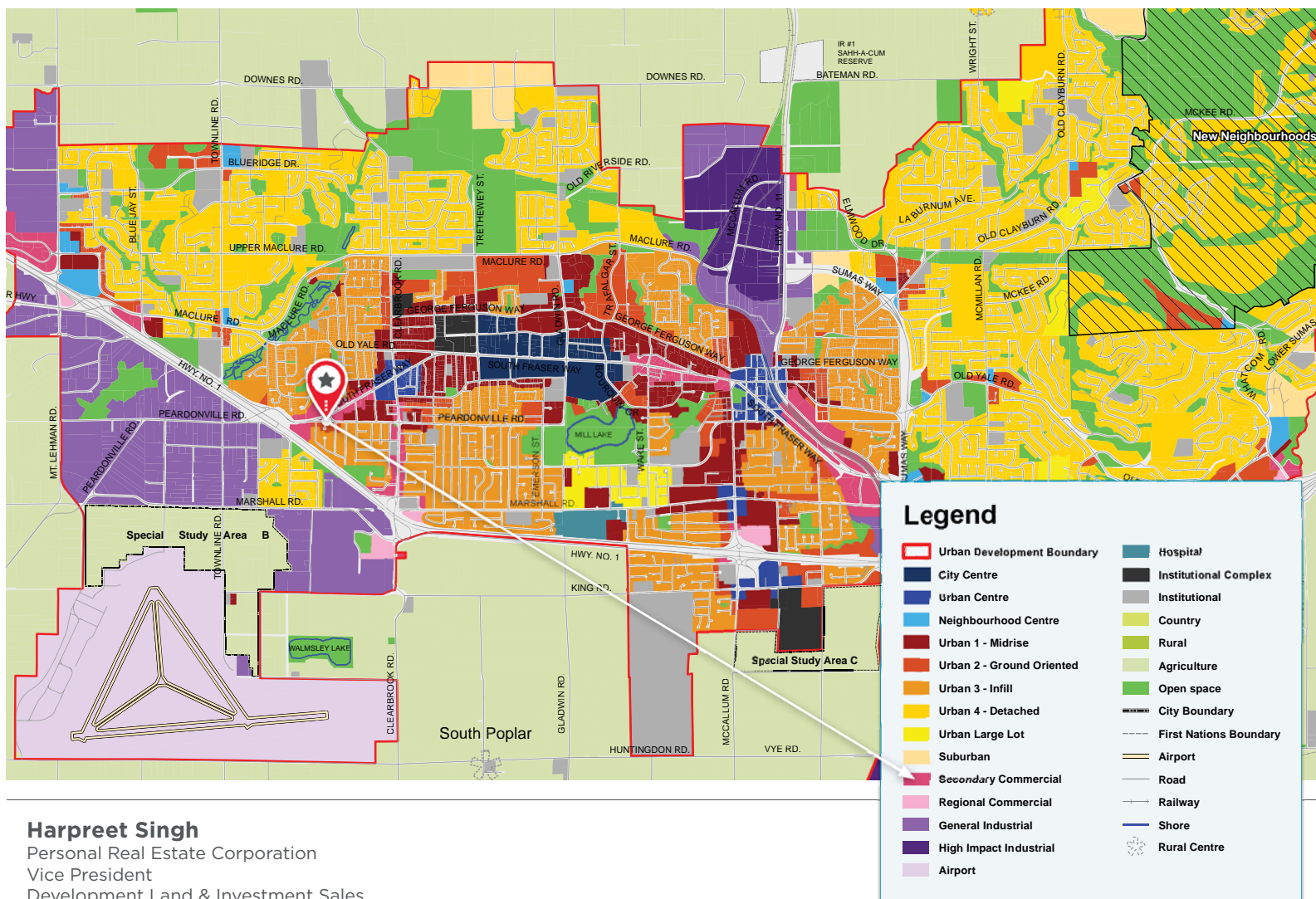
Small and medium format retail centres, with 1 to 2 storey buildings. Heights up to 4 storeys permitted for tourist accommodations.

USES

- Commercial
- Indoor Industrial

DENSITY

Up to 0.5 FSR (up to 1.0 FSR on existing properties that are 1,000m² or less)



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