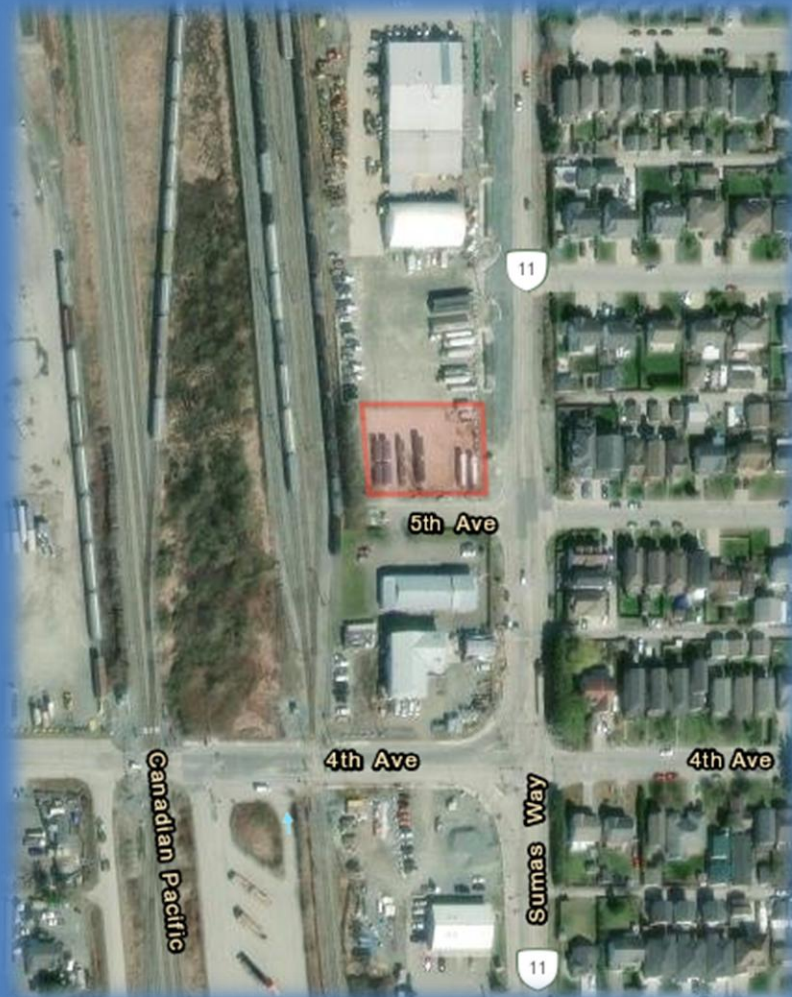


FOR SALE



34585 5th Avenue

604-817-7338

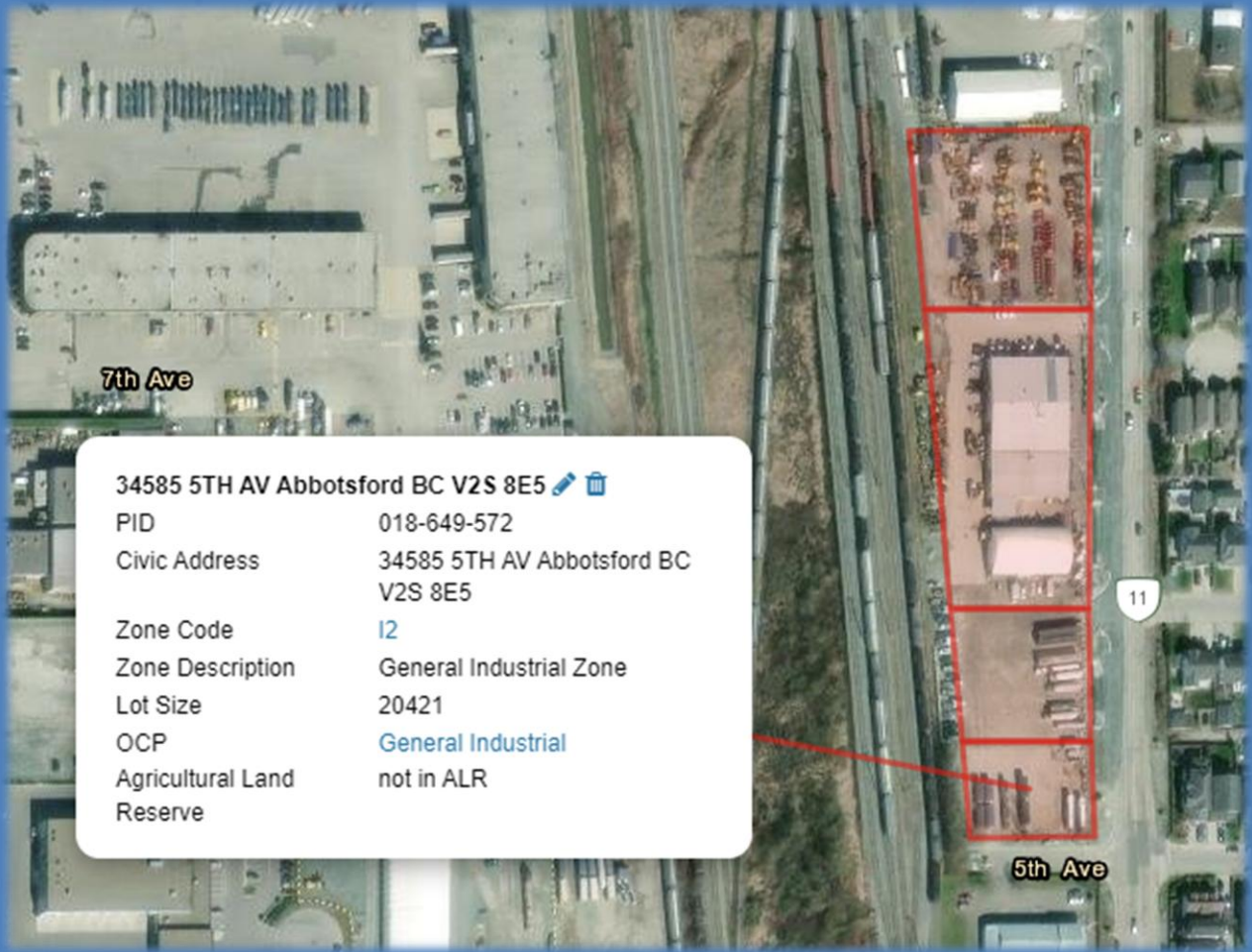
info@donmunrorealestate.com

www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation





34585 5TH AV Abbotsford BC V2S 8E5  

PID	018-649-572
Civic Address	34585 5TH AV Abbotsford BC V2S 8E5
Zone Code	I2
Zone Description	General Industrial Zone
Lot Size	20421
OCP	General Industrial
Agricultural Land Reserve	not in ALR

Legal: LOT D SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP14842 EXCEPT PLAN EPP38980

PID: 018-649-572

Taxes: \$24,212.13(2024)

Lot Size: 20,421 Sq. Ft.

Zoning: I2

OCP: General Industrial

PRICE: \$2,699,999



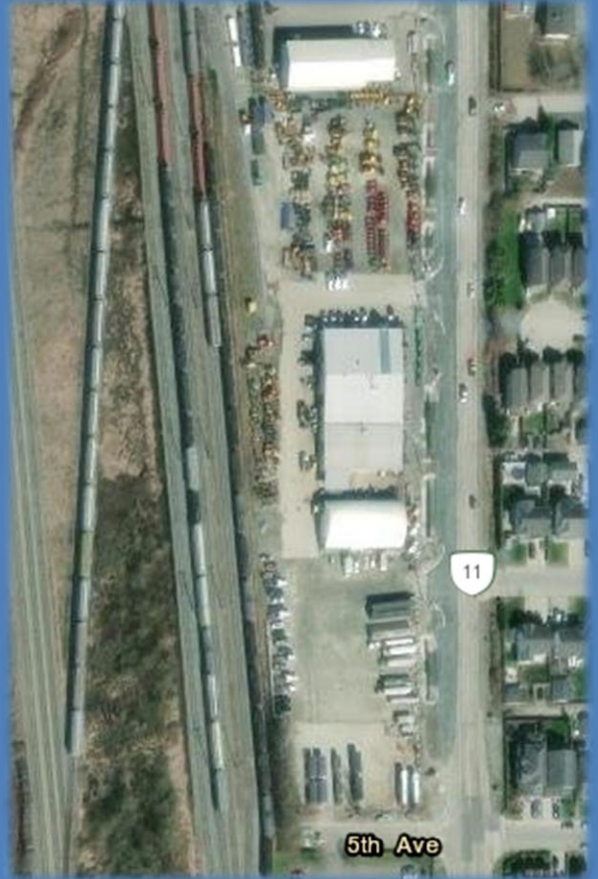
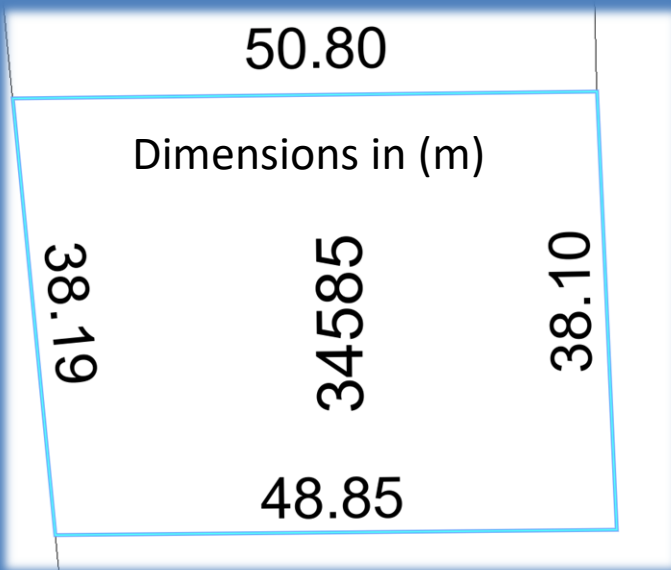
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- Rail Spur Service
- Sumas Highway Exposure
- Close Proximity to US Border Crossing

About Abbotsford

Nestled on the flatlands between the Coast and Cascade mountain ranges, Abbotsford (pop. 135,000) lies in the heart of the Fraser Valley, 68km/42m east of Vancouver and just 5km/3mi from the US border. While Hwy 1 connects the community east and west, its airport has put Abbotsford on the international map. For many tour operators and regional airlines, Abbotsford is an alternate arrival/departure point to Vancouver's International Airport.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow. The municipality's southern boundary is the Canada-United States border, across which is Sumas, Washington. In Canada, it is bordered by the Township of Langley to the west, the Fraser River and the District of Mission to the north, and the City of Chilliwack to the east. Much of Abbotsford enjoys views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

Known as a "City in the Country", Abbotsford is blessed with British Columbia's richest agricultural lands, family-friendly hospitality and sophisticated urban amenities.



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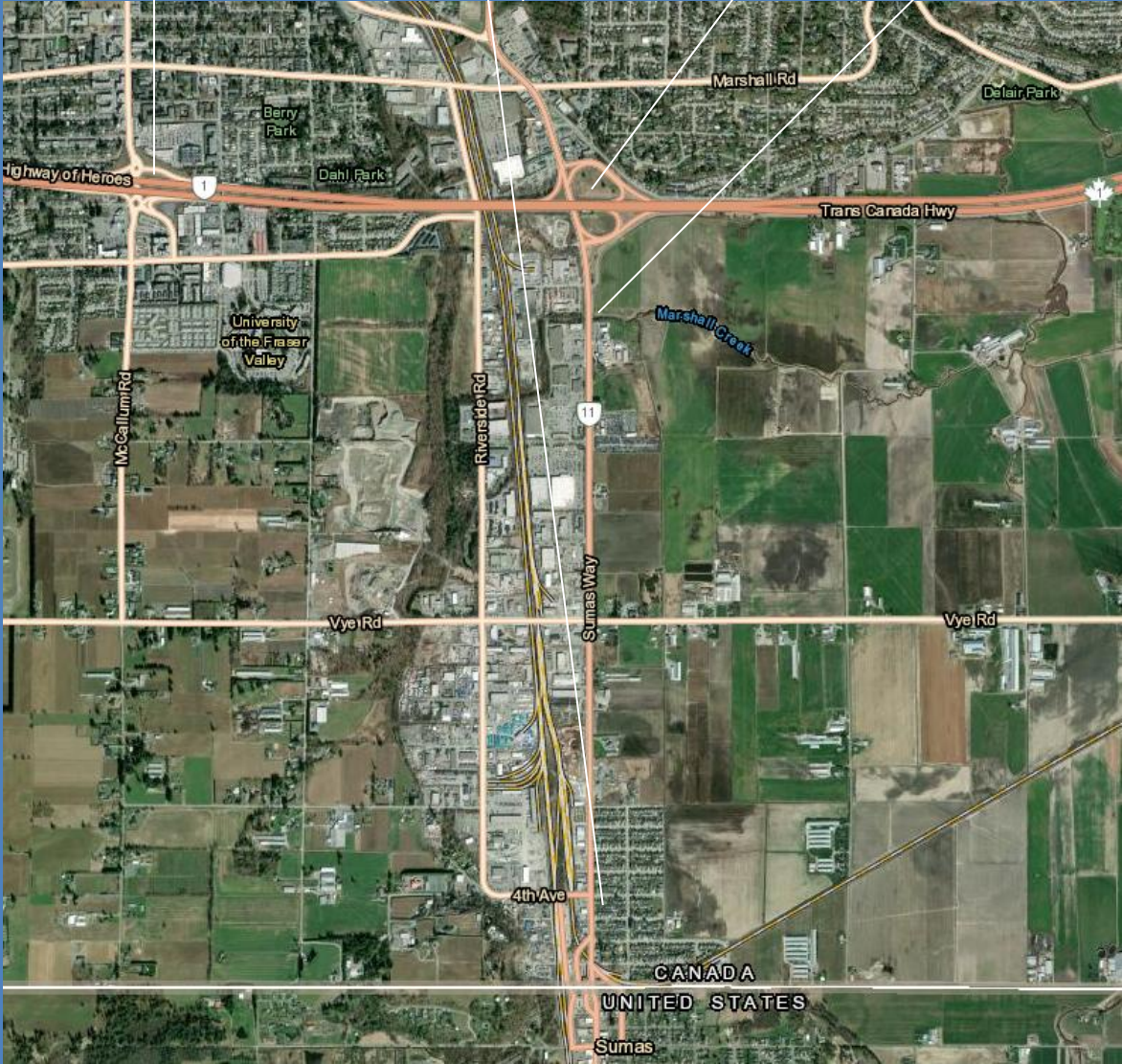
www.donmunrorealestate.com

Trans Canada Highway

Subject Property

Hwy #11 Exchange

Sumas Way



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