



FOR SALE BY COURT ORDER

29,086 SF Residential Development Site in Abbotsford

32372 + 32364 Hillcrest Avenue &
2558 Adelaide Street, Abbotsford

Raj Sidhu

Vice President

+1 778 882 7304

raj.sidhu@colliers.com

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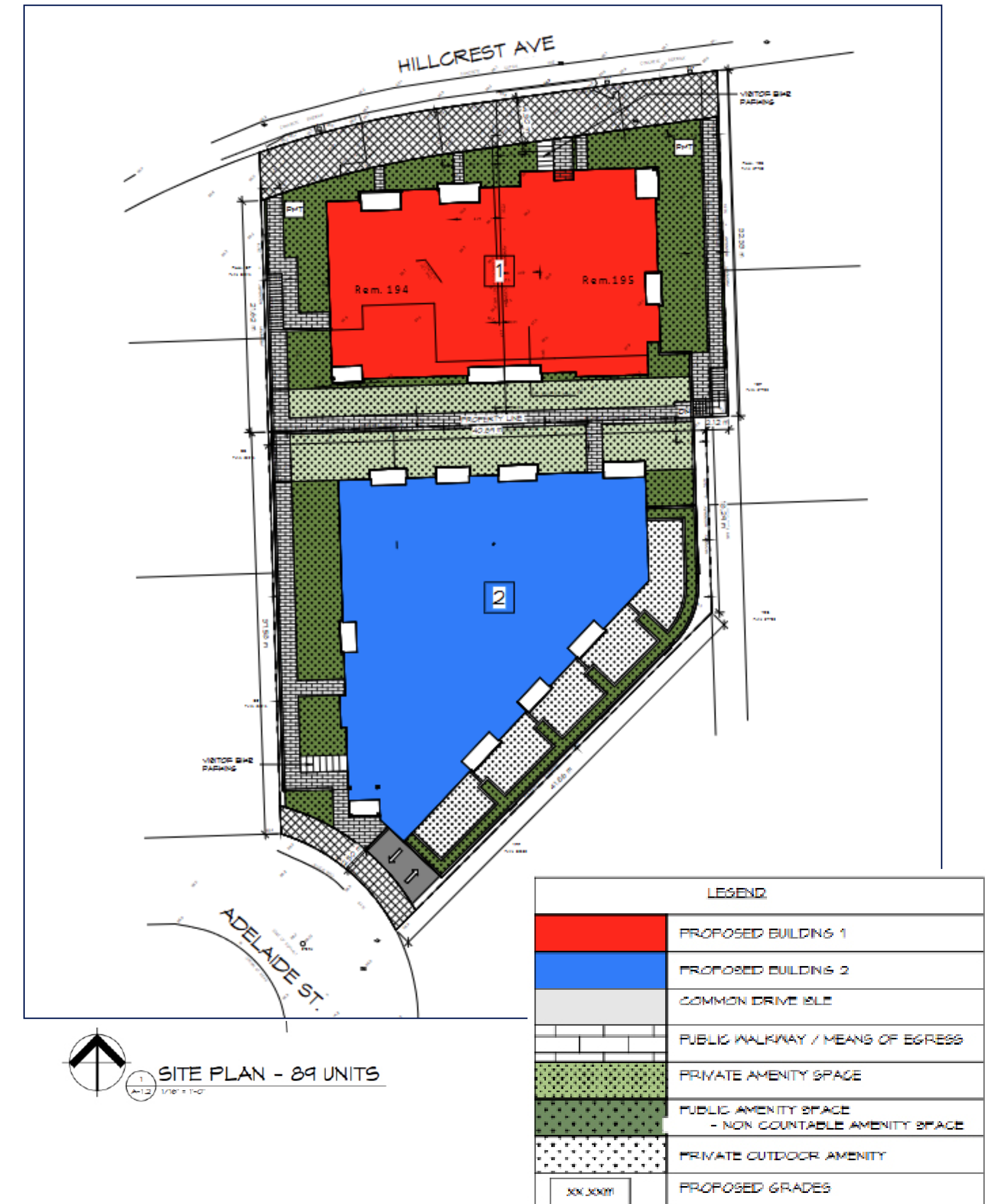
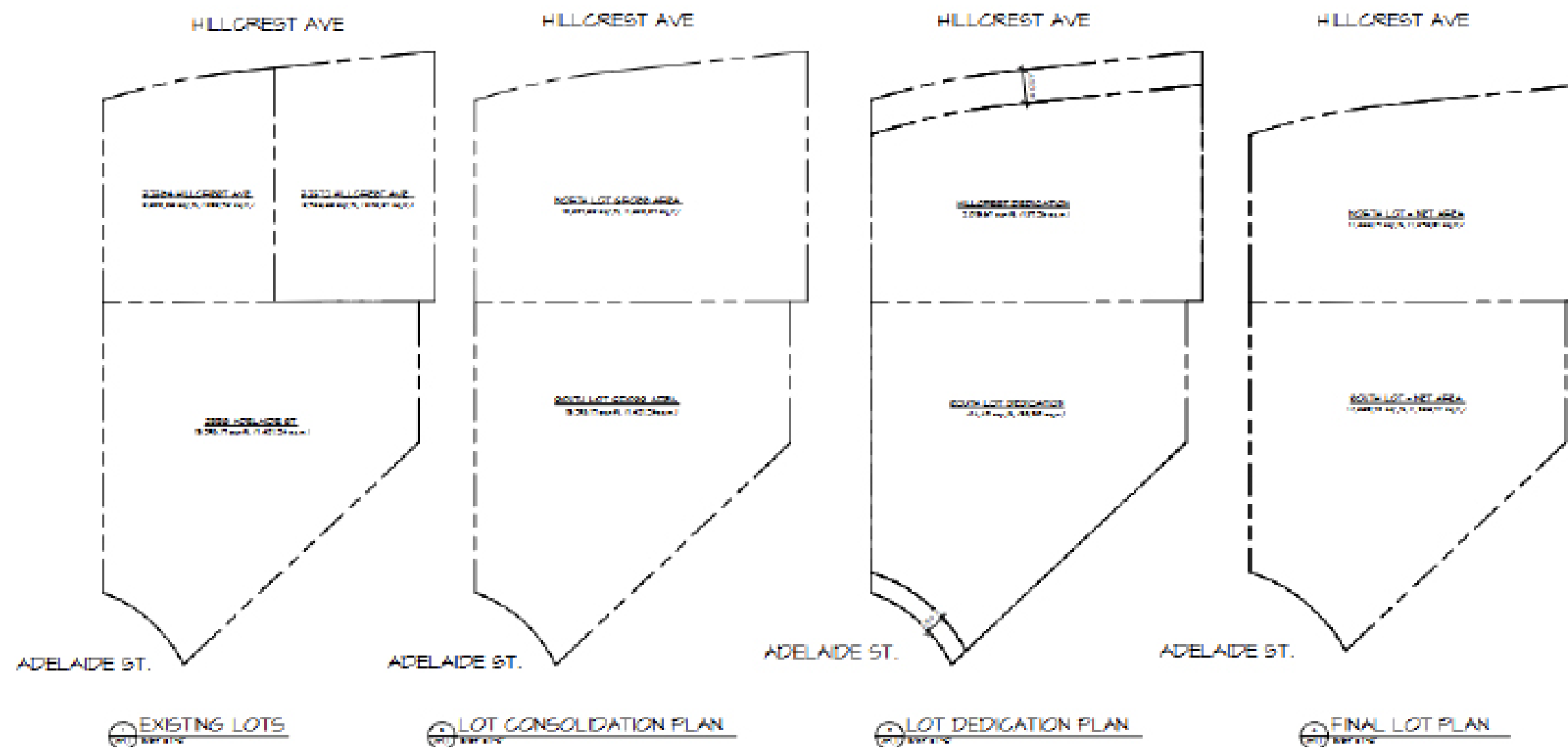


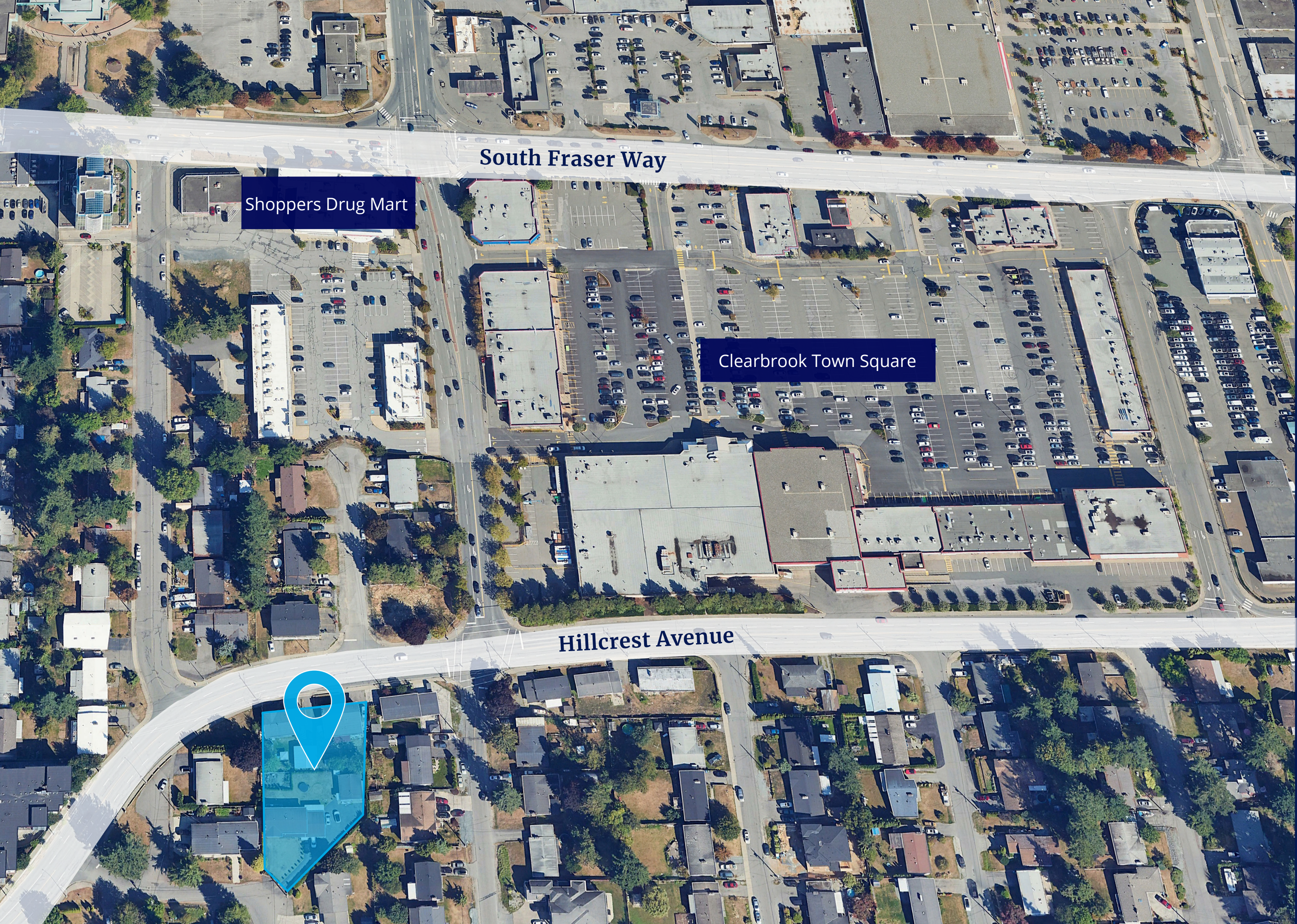
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Accelerating success.

Property Overview

Civic Address	32372 Hillcrest Avenue	32364 Hillcrest Avenue	2558 Adelaide Street
Legal Descriptions	008-467-226	008-467-218	006-897-967
Site Size	6,936 SF	6,874 SF	15,276 SF
Proposed Zoning	Comprehensive Development One Hundred Zone (N100)		
Current Zoning	Urban Residential (RS3)		
New Asking Price		\$5,200,000 \$4,980,000	





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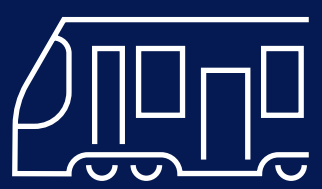
The property is situated in Abbotsford West, a mixed-use node approximately one kilometer west of Abbotsford's downtown core. The location benefits from immediate proximity to Clearbrook Town Square, a dominant neighbourhood retail centre comprising approximately 190,000 square feet and 40 units, providing a strong amenity base. The area features a balanced mix of commercial and residential uses and offers excellent connectivity via key arterial routes, including Old Yale Road, Highway 1 (Trans-Canada Highway), Mount Lehman Road, Clearbrook Road, and South Fraser Way. Nearby demand drivers include Abbotsford Exhibition Park and Abbotsford Regional Hospital.

Highlights

- 3rd Reading from City of Abbotsford Obtained
- Opportunity to acquire a development site comprised of 3 lots totaling 29,086 SF
- Two of the three homes have been cleared, with demolition actively progressing on the third
- Excellent site for multi-residential development with considerable planning and rezoning work in place
- Convenient access for transportation and transit
- Located near several major shopping centres including Highstreet Shopping Centre and Sevenoaks Shopping Centre
- DP drawings, site servicing plan, landscape plan, environmental study - prepared and available



Quick Access to
Trans-Canada
Hwy



Transit Score
54



Walk Score
87



Bike Score
72

Proposed Development



Development Application

The proposed property development is of typical modern construction and offers typical finishes, amenities, and parking to similar buildings in the area.

Specs At a Glance

Gross Building Area	70,605 SF
Units	89
Total Parking Spaces	Surface - 12 stalls Covered - 136 stalls Total - 148 Stalls
Parking Type	Underground
Stories	6
Property Type	Mid-Rise Multi Use Residential

Unit Mix

- 5 Bachelor Units
- 37 One Bedroom
- 5 One Bedroom + Den
- 42 Two Bedroom



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Colliers Canada

9850 King George Blvd. #703
Surrey, BC | V3T 5X3
+1 604 681 4111