



# DEVELOPMENT OPPORTUNITY

Shovel-Ready Development



Property Size of 0.23 acres



Development or Holding Property

📍 32076 George Ferguson Way, Abbotsford



**Sat Swaich**

Personal Real Estate Corporation

📞 604-832-3225

✉️ [sat@primepropertygroup.ca](mailto:sat@primepropertygroup.ca)



**Amar Dhaliwal**

Personal Real Estate Corporation

📞 778-240-8785

✉️ [amar@amardhaliwal.com](mailto:amar@amardhaliwal.com)



# OPPORTUNITY

This is a rare opportunity to acquire a fully approved, shovel-ready multi-family development site in one of Abbotsford's fastest-growing urban districts. With zoning, design, and permitting already in place, a buyer can bypass years of entitlement risk and move directly into construction, capturing rental income far sooner than a typical development timeline would allow.

While the site measures 10,275 square feet, it delivers an impressive 16,005 square feet of buildable area, creating a highly efficient density profile that maximizes revenue potential on a compact footprint. This added buildable area significantly enhances project economics, allowing more rentable space without the carrying cost of excess land.

At a time when rental demand continues to outpace new supply, especially in centrally located, amenity-rich neighbourhoods, projects of this scale and efficiency are becoming increasingly difficult to replicate. The combination of a walkable City Centre location, purpose-built rental zoning, and cost-efficient construction design positions this project to deliver strong near-term cash flow and long-term value growth.

# HIGHLIGHTS



12-unit apartment site fully approved and development-ready



Eligible for CMHC Apartment Construction Loan Program



The perfect location for a rental in the City Centre



Buildable area of 16,005 Sq.ft

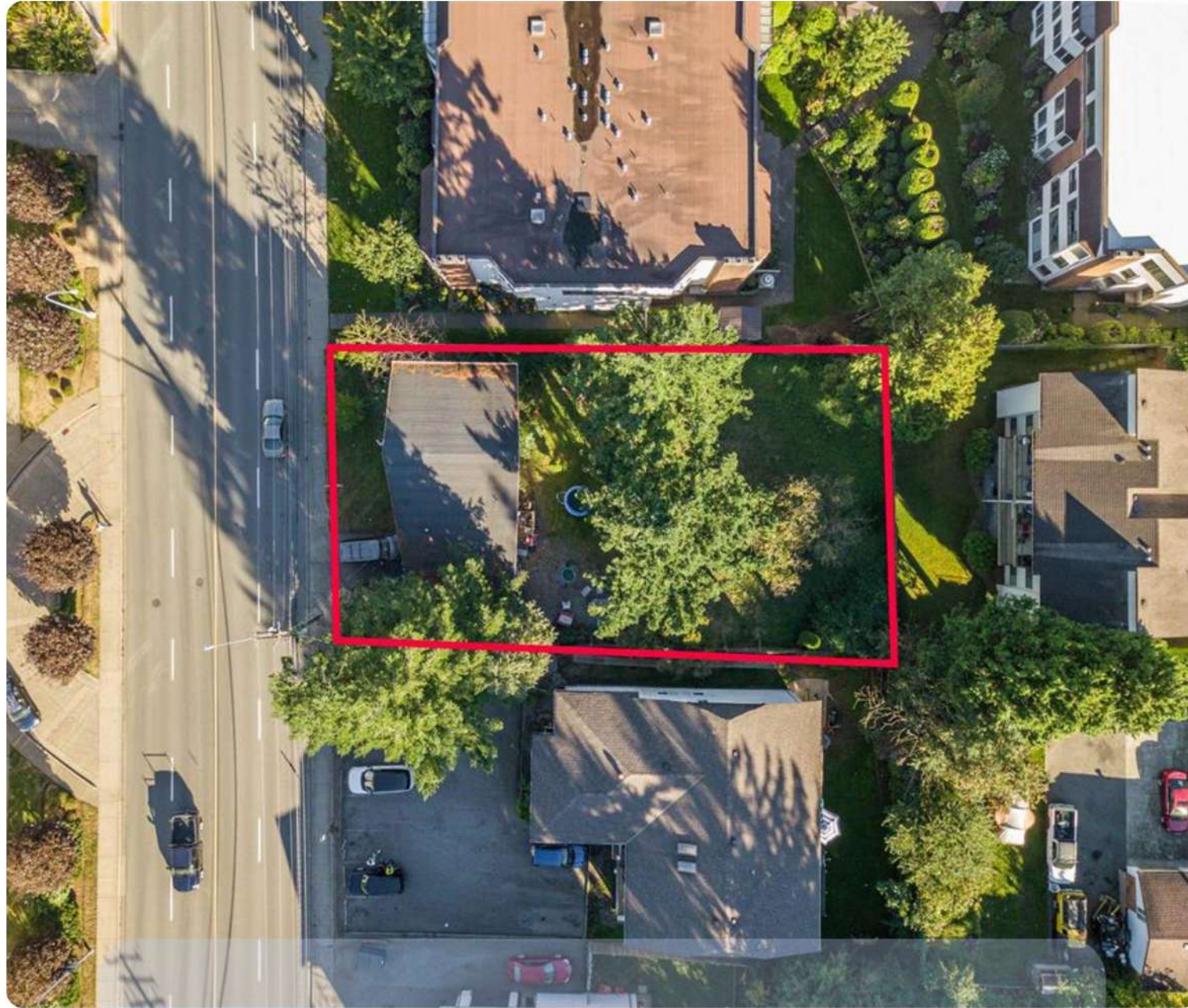
# SALIENT DETAILS



**32076 George Ferguson Way,  
Abbotsford**

<b>PID:</b>	005-005-141
<b>LEGAL:</b>	LOT 2 SECTION 20 TOWNSHIP 16 PLAN NWP21253 NWD PART NW 1/4 EXCEPT PLAN EPP132836 EXC PT DEDICATED RD ON PL 72837
<b>SITE AREA:</b>	10,275 Sq.ft
<b>UNITS:</b>	12 Units
<b>ZONING:</b>	Comprehensive Development Zone N98
<b>OCP DESIGNATION:</b>	Urban 1-Apartments
<b>PRICING GUIDANCE:</b>	<b>\$1,389,900</b>

# PROPERTY OVERVIEW



## SITE POTENTIAL

This is a permit-ready 12-unit apartment site in Abbotsford's City Centre with surface parking and no underground construction, keeping development costs low and margins strong.

The project qualifies for CMHC's Apartment Construction Loan Program, providing access to high-leverage, low-cost financing. With approvals in place and strong rental demand in the area, this site offers a rare opportunity to move straight into construction with reduced risk and accelerated returns.



0.23 Acres



12 Units

# LOCATION

This site is located in Abbotsford's City Centre, the city's primary commercial and residential core and one of the strongest rental markets in the Fraser Valley. The area is surrounded by major shopping, restaurants, transit routes, parks, medical services, and everyday amenities — all within minutes of the property — making it extremely attractive to long-term tenants who want convenience and walkability.

City Centre is also a major focus of Abbotsford's long-term growth and redevelopment, with the City actively encouraging higher-density residential projects and investment in the area. As this urban core continues to evolve, demand for well-located rental housing is expected to remain strong, supporting both stable cash flow and long-term appreciation for investors.



# UNIT SUMMARY

UNIT	UNIT TYPES	# OF UNITS	UNIT AREA SF	TOTAL UNIT AREA SF
A	2 - Bed	4	888 SF	3,350 SF
B	2 - Bed	4	907 SF	3,628 SF
C	3 - Bed	4	1,150 SF	4,600 SF

\*Based on architectural plan

**Est. REVENUE POTENTIAL**

Plan A: \$2250/month

Plan B: \$2250/month

Plan C: \$2700/month

Over \$345,600 annually



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

## PERKS



### Favourable Terms

- A 10-year term (closed to pre-payment) and a fixed interest rate locked in at first advance for certainty during the riskiest periods of development.
- up to a 50-year amortization period.
- Up to 100% loan to cost for residential space and up to 75% loan to cost for non-residential space. (depending on the strength of the application).



### Low Costs

- Interest-only payments financed by the loan during construction through to occupancy permit.
- Principal and interest payments are due after 12 months of stabilized effective gross income.



### Access to CMHC Mortgage Loan Insurance

- Interest-only payments financed by the loan during construction through to occupancy permit.
- Principal and interest payments are due after 12 months of stabilized effective gross income.

**\*This Program includes an additional \$15 billion in new loan funding, starting in 2025-26, to build more rental apartments, faster.**

# OFFICIAL COMMUNITY PLAN

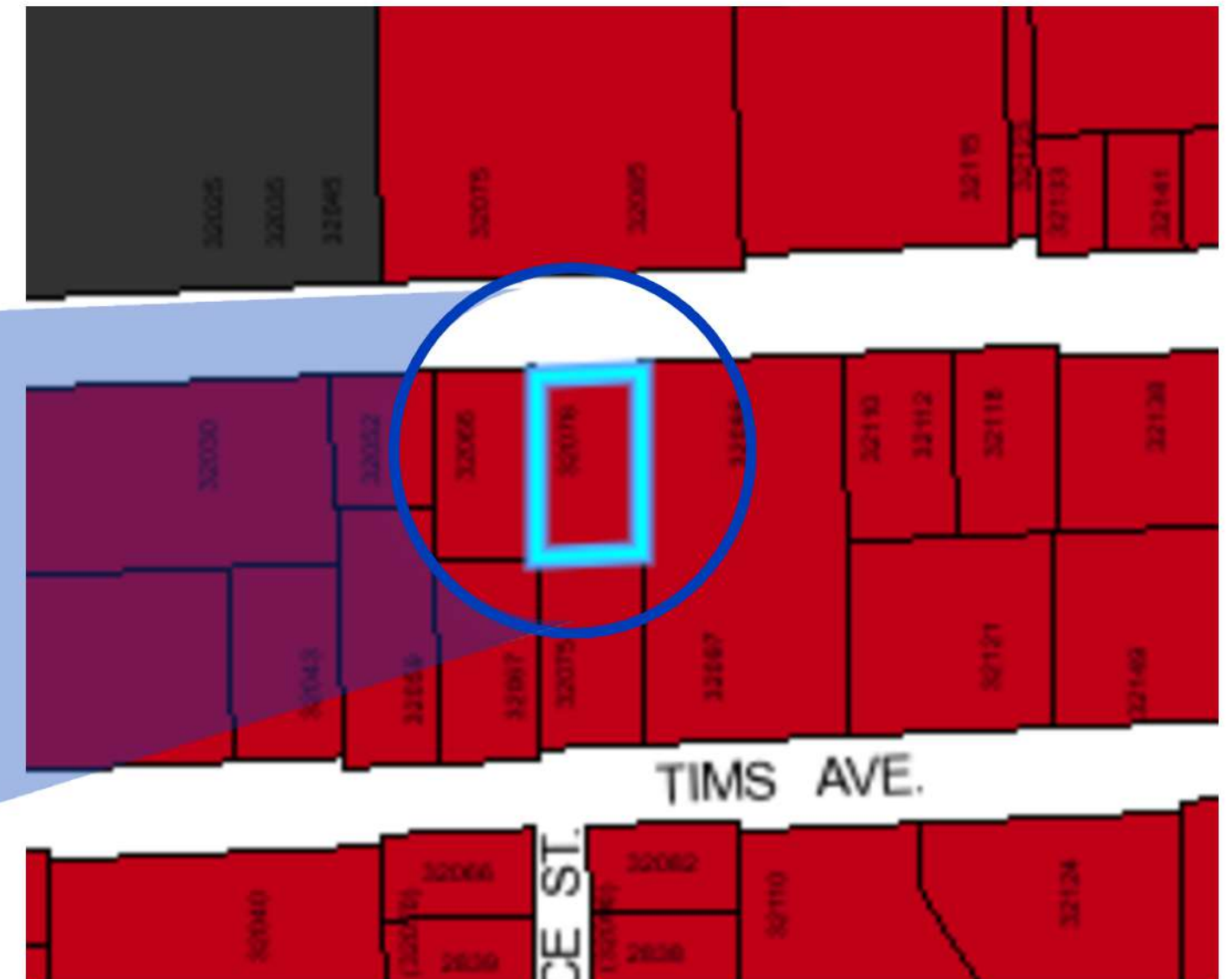
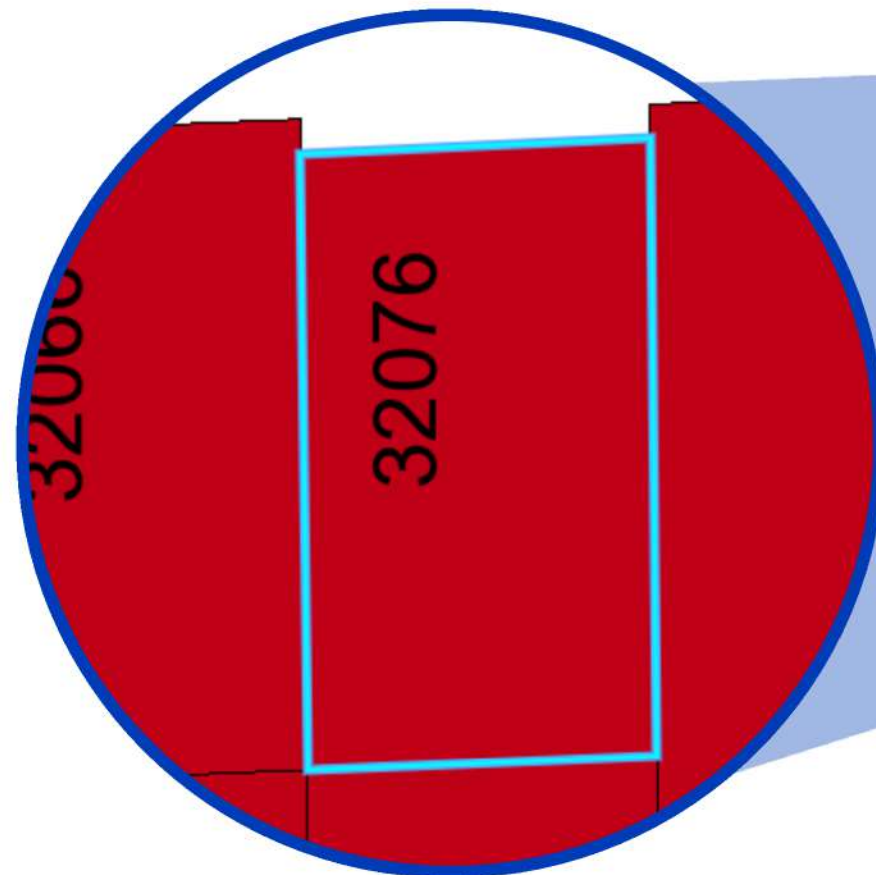
## Urban 1 - Apartment

OCP Designation	Characteristics	Land Uses	Density
	<ul style="list-style-type: none"> <li>Multi-storey buildings, including low and midrises, and integrated ground-oriented units.</li> <li>Up to 6 Storeys</li> <li>Home occupation, live/work</li> </ul>	<ul style="list-style-type: none"> <li>Multi-unit Residential</li> <li>Accessory commercial, associated with a residential care facility (Commercial Street provisions may also apply)</li> <li>Sites 1 ha or larger may incorporate some Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>1.0 to 2.5 FSR</li> <li>Up to a maximum 1.5 FSR with the provision of a Significant Community Benefit in accordance with the Zoning Bylaw</li> </ul>

### LAND USE

■ Apartment

■ Civic Institutional



# APPROVED BUILDING - RENDERINGS

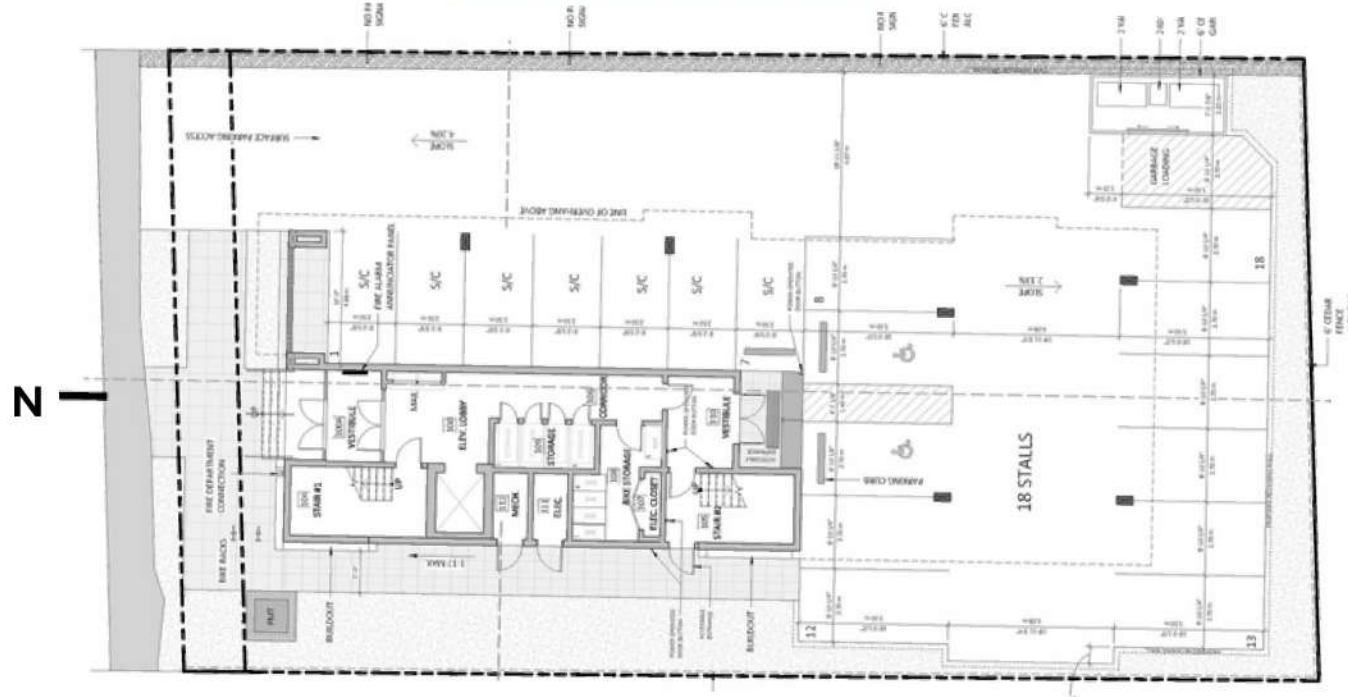
## Residential Development



All renderings are for illustrative purposes only and do not form part of any offering. They are intended to provide a general visual reference and may not reflect the final design, density, zoning, or development potential of the property. Buyers are advised to conduct their own independent due diligence and verify all development potential, zoning, servicing, and approval requirements directly with the City and other relevant authorities.

# ARCHITECTURAL PLANS

## 1st Level



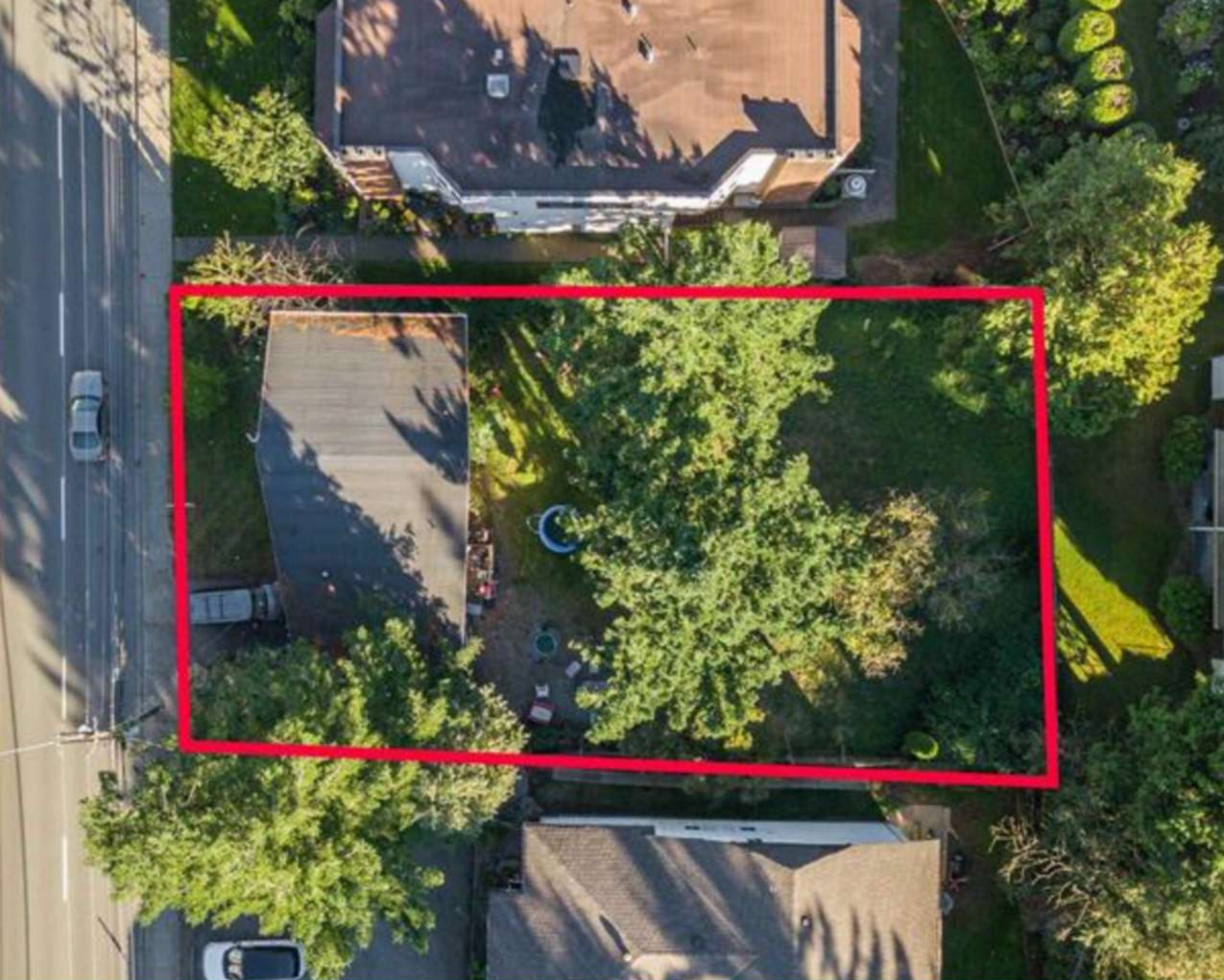
## 2nd-5th Level



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## Available documentation

- Contact the listing agent for access to the data room of additional information.



## SAT SWAICH PREC\*

Land Development Specialist

☎ 604-832-3225

✉ [sat@primepropertygroup.ca](mailto:sat@primepropertygroup.ca)

☎ 778-240-8785

✉ [amar@amardhaliwal.com](mailto:amar@amardhaliwal.com)

[PRIMEPROPERTYGROUP.CA](http://PRIMEPROPERTYGROUP.CA)

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