

FOR SALE

1860 Queen St., Abbotsford BC
MLS: C8014050, R2200723



PRIME REDEVELOPMENT PROPERTY FOR SALE IN ABBOTSFORD

Currently generating approximately \$5,000/month in rental revenue, this property is prime redevelopment land, from agricultural to industrial. A great holding property for future development.



RE/MAX Little Oak Realty
#120-9220 Glover Rd., Langley, BC V1M 2S2
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Overview

PROPERTY TYPE

Industrial, Land

LAND SIZE

32,811 SF / .754 acres
(Approx. 82.03' x 400')

INTEREST IN LAND

Freehold

ZONING A-1 - Agricultural One Zone

LEGAL DESCRIPTION PL NWP73412 LT A
LD 36 SEC 13 TWP 13

SALE PRICE

\$1,195,000

PROPERTY TAXES

\$3,986.73 (2017)

RENTAL REVENUE

\$5,000 / month

HOUSE SIZE

2,450 SF

YEAR BUILT

1957

FEATURES

- Tenanted 5-bedroom, 3-bathroom house with unauthorized basement suite
- Rented detached garage
- Rented, gated and fenced parking lot
- Connected services include electric, natural gas, septic, and water.

POTENTIAL USES

- Rental income
- Redevelopment land for an industrial facility, agricultural operations, etc.



The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Little Oak Realty, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



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The tenanted, five-storey and three-bath house on the property is a source of monthly revenue. The style of house is a rancher / bungalow with basement. A detached garage / carport provides tenant parking.



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MAIN FLOOR 1,490 SF

Living room	19'6 x 10'6
Dining room	12'8 x 8'
Family room	23' x 19'6
Kitchen	12'4 x 11'
Master bedroom	13'4 x 11'
Bedroom	11' x 11'

BASEMENT 960 SF

Living room	17'3 x 10'
Kitchen	9'6 x 8'
Bedroom	12'4 x 8'8
Bedroom	10'3 x 9'5
Bedroom	8'6 x 6'
Utility	7'9 x 7'

TOTAL SIZE 2,450 SF



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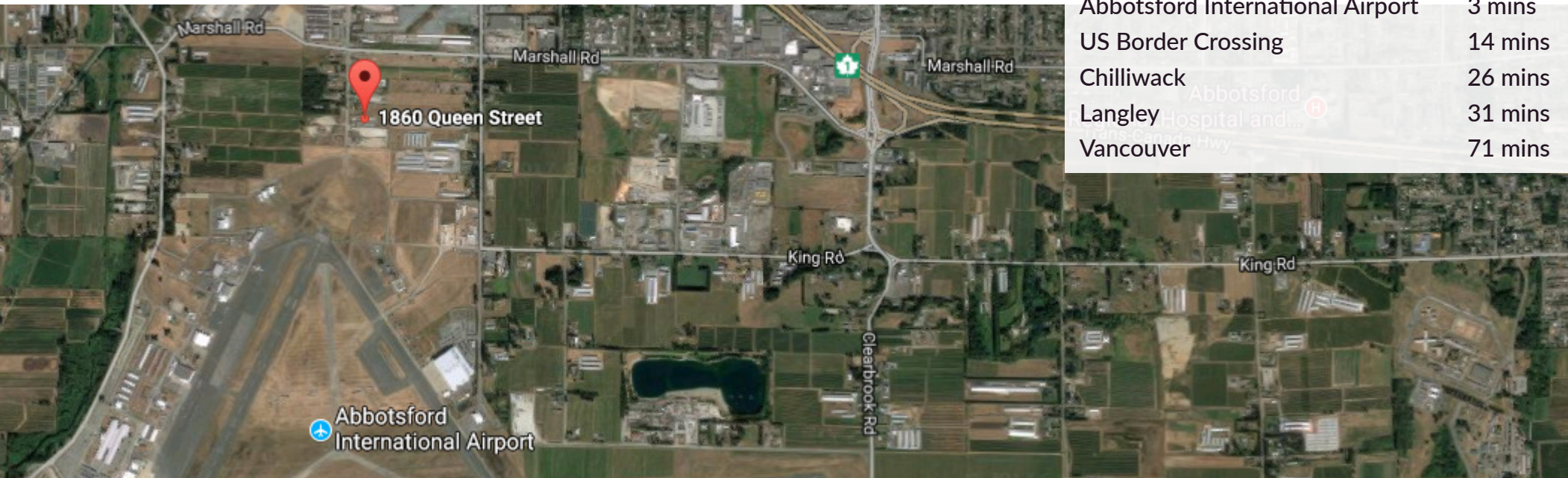
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DRIVING TIMES

Abbotsford International Airport	3 mins
US Border Crossing	14 mins
Chilliwack	26 mins
Langley	31 mins
Vancouver	71 mins



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