

# FOR SALE

## REDEVELOPMENT OPPORTUNITY

32160 & 32186 South Fraser Way  
& 2670 Minter Street,  
Abbotsford, B.C.



**WATCH VIDEO**



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Commercial Real Estate Advisors



# PROPERTY DETAILS

<b>Civic Addresses:</b>	32160 & 32186 South Fraser Way & 2670 Minter Street
<b>Legal Description:</b>	Lot "A" Section 20 Township 16 New Westminster District Plan 84325 Lot 1 Section 20 Township 16 New Westminster District Plan 14492
<b>PIDs:</b>	016-878-272 / 000-517-143
<b>Site Size:</b>	1.72 acres (75,129 SF)
<b>Existing Building Size:</b>	36,808 SF
<b>Floor Space Ratio (FSR):</b>	1.3 (2.0 in OCP)
<b>Max Buildable SF:</b>	97,668 SF (150,258 SF in OCP)
<b>Max Permitted Height:</b>	Lesser of 12.2m or 3 storeys (6 storeys in OCP)
<b>Zoning:</b>	C3 Community Commercial Zone
<b>Property Tax (2022):</b>	\$95,811



PROPERTY DETAILS

# OFFICIAL COMMUNITY PLAN (OCP)

<b>Name:</b>	Urban 1 - Midrise Bylaw Number 2721 - 2018
<b>Purpose &amp; Description:</b>	Enable multifamily housing to strengthen and support the mixed use centres and primary transit corridor.
<b>Building Type &amp; Height:</b>	Multi-storey buildings including low and mid rises and integrated ground oriented units. Heights are initially limited to 6 storeys (taller and varied building height, and ground floor commercial, may be possible through a neighbourhood plan). Large sites (1 ha or greater) may incorporate ground oriented buildings.
<b>Uses:</b>	Multi unit residential. Accessory commercial (associated with a residential care facility). Home occupation, live/work.
<b>Density (Min &amp; Max):</b>	1.0 - 2.0 FSR. Up to 2.5 FSR on existing or consolidated properties that are 2,500m <sup>2</sup> or less.



Interior Abbotsford, British Columbia



# LOCATION

## Abbotsford, B.C.

The City of Abbotsford is the largest municipality in the Fraser Valley Regional District and the fifth-largest municipality in British Columbia with a population of over 150,000. Abbotsford has a robust and diverse economy, driven by industries such as agriculture (known as the “Agriculture Capital of Canada”), manufacturing, aerospace, construction, retail, and healthcare. The City has robust amenities, including top-rated schools, healthcare facilities, recreational centers, and extensive parks and trails. The City is centrally located in the heart of the Fraser Valley with major arterial routes and highways providing accessibility to surrounding municipalities and the US / Canada border.

In 2017, the City of Abbotsford launched the Plan for 200K to support the Official Community Plan (OCP) with the goal of applying growth strategies from various Master Plans, Neighbourhood Plans, and Studies to realize Abbotsford’s vision and framework for accommodating a population of 200,000 in the coming years. The City has been reviewing and updating existing operational and development plans, as well as related infrastructure, services, amenities, and programs to support the anticipated growth and investment within the City.

## Demographics

Demographics Radius	2KM	5KM	10KM
Population (2022)	47,122	107,557	169,657
Projected Annual Growth	1.8%	1.9%	2.0%
Median Age	40.5	38.8	38.8
Average Household Income	\$75,258	\$80,710	\$92,922



# INVESTMENT HIGHLIGHTS

- Redevelopment opportunity within one of the fastest growing municipalities in BC.
- Prime location on a main transit corridor in central Abbotsford.
- Progressive OCP (2016) with extensive commercial and residential development in the area.
- In close proximity to numerous amenities, parks, City Hall, University of the Fraser Valley, Abbotsford Centre, Tradex, and Abbotsford International Airport.
- Existing office building provides strong holding income during rezoning and redevelopment processes.
- Significant capital improvements by the current owner.







Tradex

Abbotsford International Airport (10 min)

TRANS-CANADA HWY

Highstreet Shopping Centre (7 min)



USA / Canada Border (12 min)

★ Subject Property

Matsqui Recreation Centre

University of the Fraser Valley (9 min)

Abbotsford Regional Hospital & Cancer Centre (5 min)

City Hall

Abbotsford Centre (7 min)

Clearbrook Town Square

SOUTH FRASER WAY

West Oaks Mall

Sevenoaks Shopping Centre (1 min)

**Amenities**

Easy accessibility and close proximity to:



grocery & shopping



health & wellness



big box stores & boutiques



parks & animal services



restaurants & fast food

**Transportation & Commute**

Walk Score: 87 // 'Very Walkable'; most errands can be accomplished on foot.



**Drive Times**

4 minutes - Trans-Canada Hwy (Hwy 1)

10 minutes - Abbotsford International Airport (YXX)

12 minutes - US / Canada International Border

60 minutes - Downtown Vancouver

60 minutes - Vancouver International Airport (YVR)



# OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase the property through CDNGLOBAL for consideration by the Vendor. For more details and to request a full information package, please contact the listing brokers, below.



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