

FOR SALE

3386 Abbotsford Mission Highway, Abbotsford, B.C.

2.20 ACRE INDUSTRIAL SITE FRONTING HIGHWAY 11



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OPPORTUNITY

Presenting the opportunity to purchase a 2.20-acre secured industrial site offering outstanding exposure along Highway 11 (Abbotsford-Mission Highway). With thousands of vehicles passing daily, the property provides excellent visibility for branding and operations. The site is level, fully serviced, and improved with compacted gravel, offering ample room for equipment storage, large vehicle maneuvering, and day-to-day industrial activity.

With immediate access to the Abbotsford-Mission Highway and close proximity to Highway 1, Highway 7, and the Sumas U.S. Border Crossing, the location delivers direct connectivity to major transportation corridors, supporting efficient logistics for both local and cross-border operations.

Zoned I2 (General Industrial), the property supports a diverse range of permitted uses, including outside storage, commercial vehicle repair, and industrial equipment sales or leasing. This makes it an ideal fit for contractors, logistics groups, and service-based businesses seeking a high-exposure, functional yard in a strategic Fraser Valley location.

Please contact the Listing Agents for more information or to arrange a tour.

HIGHLIGHTS



2.20 Acre Industrial Site



Direct Exposure to Highway 11



Flat, Graveled, and Secured



General Industrial Zoned (I2)



SALIENT DETAILS

Civic Address: 3386 Abbotsford Mission Highway, Abbotsford, B.C.

Legal Description: LOT A DISTRICT LOT 207 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP108270 EXCEPT PLAN EPP119212

PID: 013-373-544

Site Size: 2.20 Acres

Site Details:

- Direct Exposure to Highway 11
- Flat and Graveled
- Fenced and Secured

Zoning: I2 – General Industrial

Property Tax (2025): \$66,749.90

The intent of Abbotsford's I2 (General Industrial) zoning is to accommodate a broad range of industrial uses, including those requiring outdoor storage or heavier operations such as manufacturing, warehousing, distribution, transportation, and repair services. Permitted uses include:

Allowable Uses:

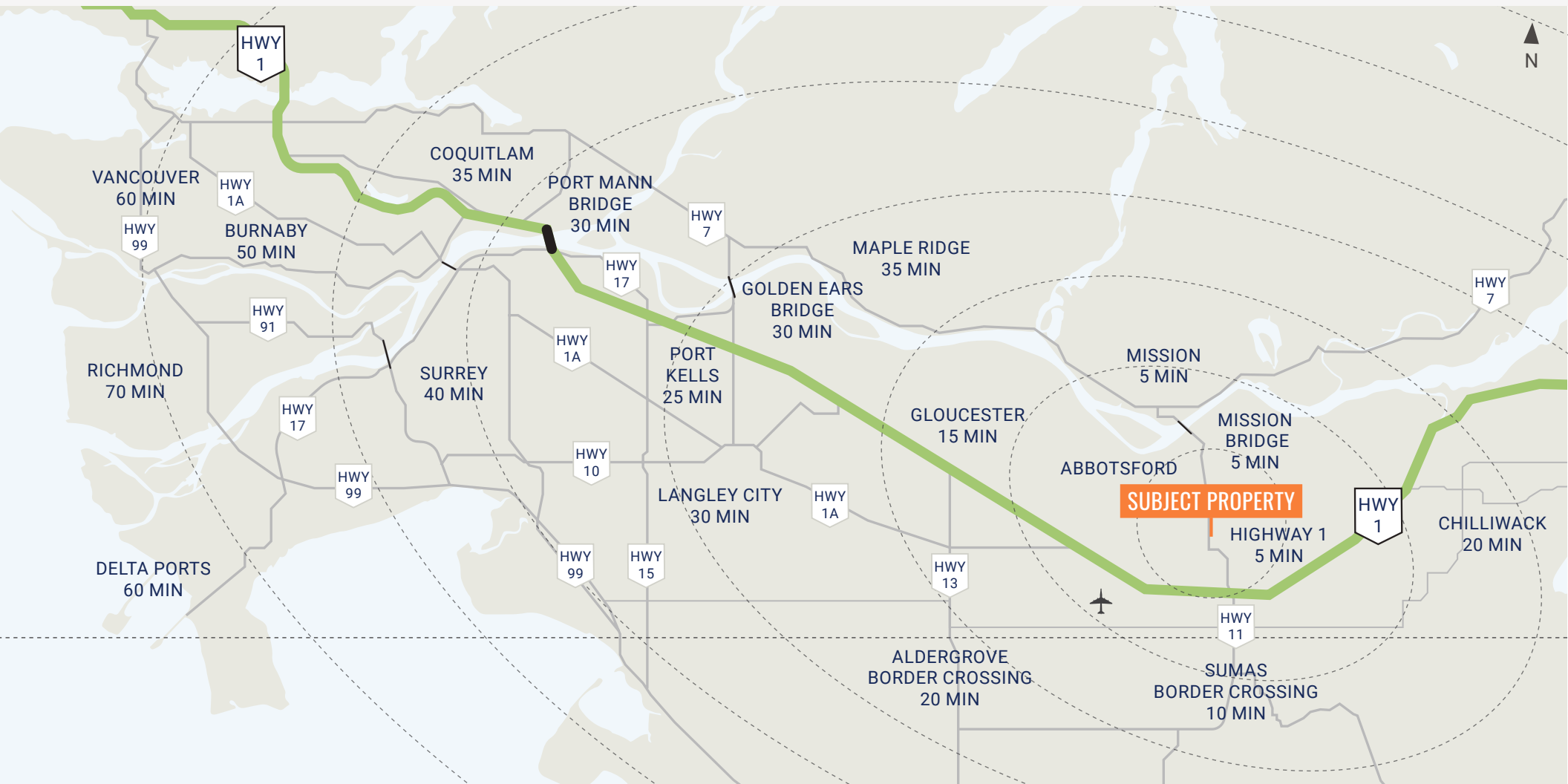
- Building Supply/Lumber Yard
- Commercial Vehicle Parking / Repair
- Commercial Vehicle Sales/Leasing
- Industrial Equipment Sales/Repair
- Public Works Yard or Utility
- Recreation Vehicle Sales/Leasing/Repair
- Unenclosed Storage
- Warehousing

Asking Price: **\$8,100,000**



DRIVE TIMES

Located along Highway 11 (Abbotsford-Mission Highway), the subject property is strategically positioned within Abbotsford's industrial corridor, offering direct exposure and immediate access to one of the region's primary transportation routes. The site provides quick connectivity to Highway 1, Highway 7, and the Sumas U.S. Border Crossing, enabling efficient movement of goods throughout the Fraser Valley, Metro Vancouver, and cross-border markets. This central location offers exceptional visibility and accessibility for both local and regional industrial users.



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