

2.42 ACRES DEVELOPMENT LAND



**32848 & 32860 BEVAN AVENUE, 32870 BEVAN WAY
ABBOTSFORD, BC**

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Royal LePage® Brent Roberts Realty
9965 152 Street, Unit #6, Surrey, BC
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FOR SALE

Property Features

- 3 Lot Land Assembly.
- Adjacent To Mid-Rise Development With Immediate Precedent.
- City Of Abbotsford Targeted By Province To Increase Housing.
- 7,240 New Net Units Targeted By City By 2028.
- Rare Landmark Development Opportunity.
- Lots Can Be Sold Together Or Separate.
- Designated "Urban Centre" in Abbotsford's 2050 proposed OCP.
 - Up to 3.5 FAR (\$70/buildable sf)
 - No height limit
 - Within Mill Lake South, 1 of 5 newly designated Urban Centres
 - To be confirmed with City of Abbotsford
- Flexible completion timeline possible

Lot Breakdown

Address	Lot Size (SF)	Improvement	Zoning	OCP	Asking Price
32848 Bevan Avenue	14,068	Single Family Home	RS3	Urban Large Lot	\$4,000,000
32860 Bevan Avenue	10,599	Single Family Home	RS3	Urban Large Lot	\$4,000,000
32870 Bevan Way	80,937	25 Stratified Townhome Units	RM45	Urban Large Lot	\$18,000,000
Total	105,604				\$26,000,000



URBAN CENTRE DESIGNATED LAND

DRAFT PLAN USE LAND

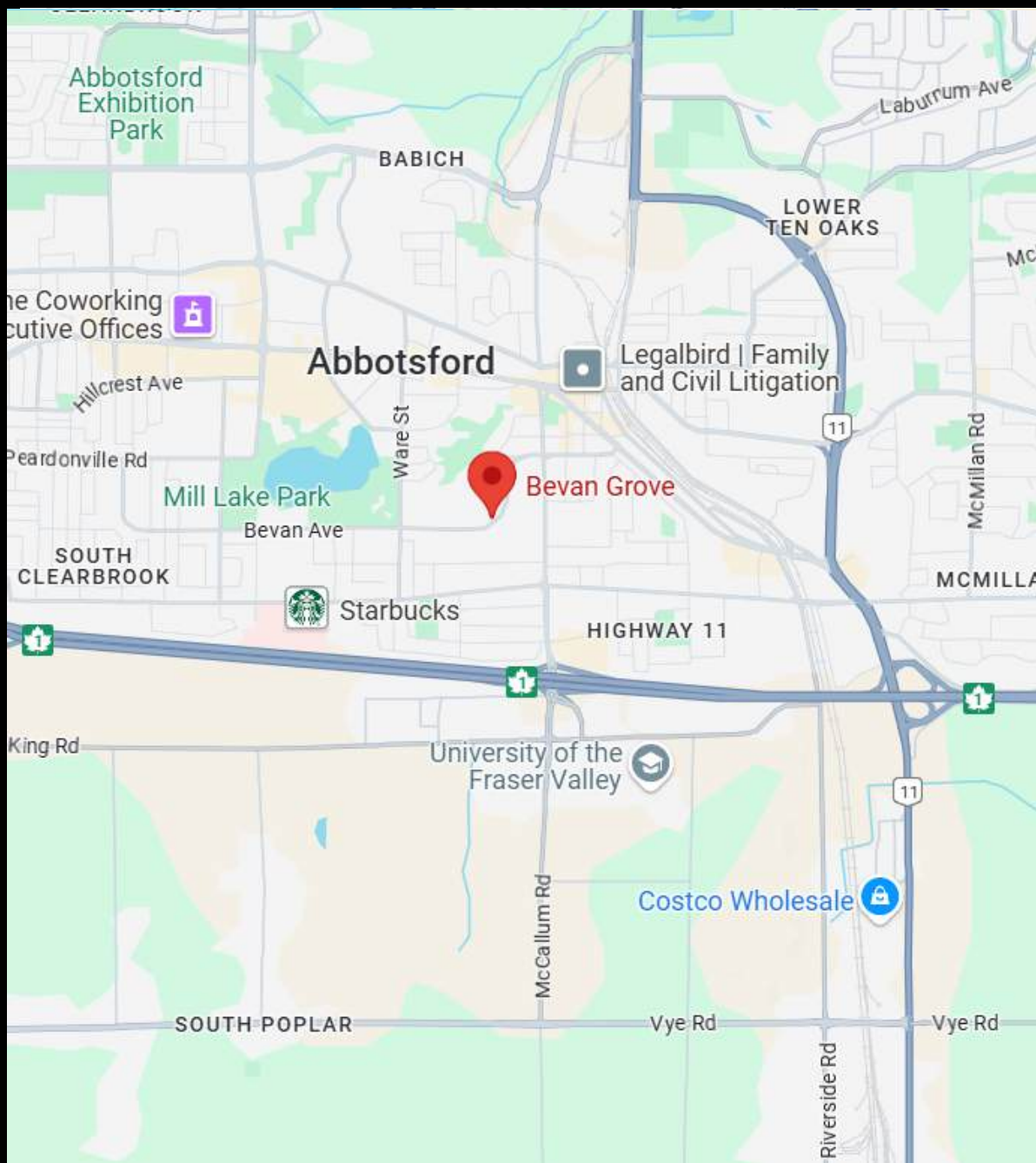
AERIAL MAP



LOT BOUNDARIES



LOCATION MAP



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