FOR SALE

1.45 ACRE AGRICULTURALLY ZONED DEVELOPMENT SITE



Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the exclusive opportunity to acquire 6579 Riverside Street, Abbotsford, B.C. (the "Subject Property"). The Subject Property comprises 1.45 acres of agricultural land in West Abbotsford, just north of the Mission Bridge and minutes from key trade and commuter corridors. Fully remediated with a Certificate of Compliance, the site offers a unique opportunity for future development or long-term investment within the Fraser Valley's most dynamic agricultural and logistics corridor.

Positioned between the Fraser River and Highway 1, the Subject Property benefits from quick access to Highway 11, the U.S. border, and Abbotsford International Airport. With a growing population and strong industrial base, Abbotsford continues to attract commercial investment and infrastructure expansion across all major sectors.

PERMITTED USES (A2 ZONING)

Primary Uses: Agricultural use, single detached dwelling, boarding house, residential care

Accessory to Agricultural Use: Cannabis processing (Level 1), agri-tourism, farm alcohol production, farm product processing (Level 1), farm retail sales, gathering for events, farm worker housing (full-time or temporary), farm-related office use

Accessory to Residential Use: Bed and breakfast, boarding, kennel operations, home occupations (Level 3, outside ALR), accessory farm dwelling units

Open Space & Recreation: Upon rezoning to OCP standards, active and passive parks, trails, recreation areas and facilities, supporting civic and institutional uses

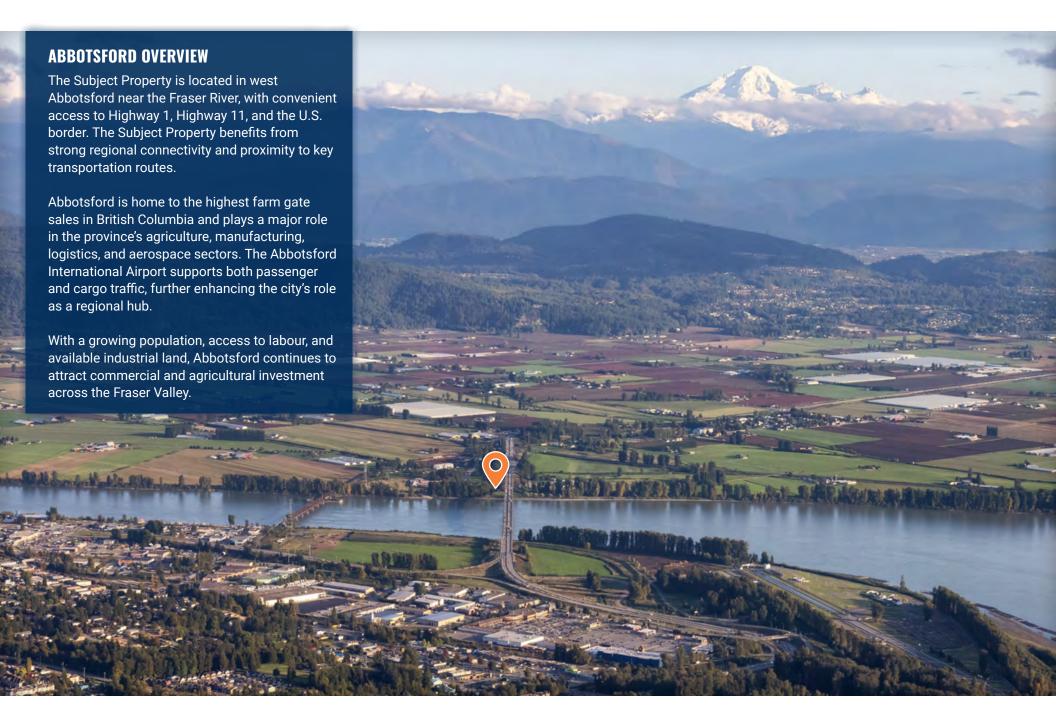
SALIENT DETAILS

Address	6579 Riverside Street, Abbotsford, B.C.
PID	011-252-588
Legal Description	LOT "B" EXCEPT: FIRSTLY: PART ON EXPLANATORY PLAN 10442; SECONDLY: PARCEL "ONE" (STATUTORY RIGHT OF WAY PLAN 11938); THIRDLY: PART ON STATUTORY RIGHT OF WAY PLAN 44482; DISTRICT LOT 118 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 6910
Lot Size	1.45 Acres
Zoning	<u>A2</u> - Agricultural Zone 2
Community Plans	OCP: <u>Agriculture 2 - Lowlands;</u> <u>Open Space</u> , NCP: Matsqui Prairie, in ALR
Environmental Status	Remediated with CoC
Taxes (2024)	\$2,932.28
Asking Price	Contact Listing Agents

^{*}Purchaser to verify all measurements & development opportunity.









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