

# FOR SALE

6579 RIVERSIDE STREET, ABBOTSFORD, B.C.

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.

## 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	A2 - 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.*



### 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



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## HIGHLIGHTS

### HIGH-EXPOSURE LOCATION NEAR MAJOR ROUTES



Positioned minutes from Highway 1, Highway 11, and the Mission Bridge, the site offers excellent access to regional transportation corridors and the U.S. border.

### 1.45-ACRE SITE WITH CERTIFICATE OF COMPLIANCE



Fully remediated and ready for use, the Subject Property is well positioned for a variety of agricultural uses.

### The Junction Shopping Centre



Lougheed Hwy

Mission Bridge (40,005 VPD)

Abbotsford-Mission Hwy

Mission Race Ways



## ABBOTSFORD OVERVIEW

The Subject Property is located in west Abbotsford near the Fraser River, with convenient access to Highway 1, Highway 11, and the U.S. border. The Subject Property benefits from strong regional connectivity and proximity to key transportation routes.

Abbotsford is home to the highest farm gate sales in British Columbia and plays a major role in the province's agriculture, manufacturing, logistics, and aerospace sectors. The Abbotsford International Airport supports both passenger and cargo traffic, further enhancing the city's role as a regional hub.

With a growing population, access to labour, and available industrial land, Abbotsford continues to attract commercial and agricultural investment across the Fraser Valley.







## DEMOGRAPHICS

Region	Population	Households	Avg. Household Income	Population Growth (2018–2023)
Abbotsford	165,000	58,000	\$112,000	6.5%
Mission	42,000	15,000	\$105,000	6.2%
Fraser Valley	330,000	115,000	\$108,000	6.4%

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