

COMMERCIAL REAL ESTATE

33525 Hawthorne Avenue
Abbotsford

FOR SALE or LEASE



Hawthorne Ave

McCallum Rd

23,000 sf
SITE

SOLD

Wendy's restaurant and drive-thru

Commercial highway site with direct highway visibility

75,000 vehicles per day on Hwy 1

Drive Thru opportunity

Already zoned and ready to go!

CONTACT:
604-290-8777

Rachel McGladery *
rachel@mcgladery.ca

RE/MAX
COMMERCIAL
RE/MAX Commercial Advantage
#500-889 West Pender Street
Vancouver, BC V6C 3B2

* Personal Real Estate Corporation

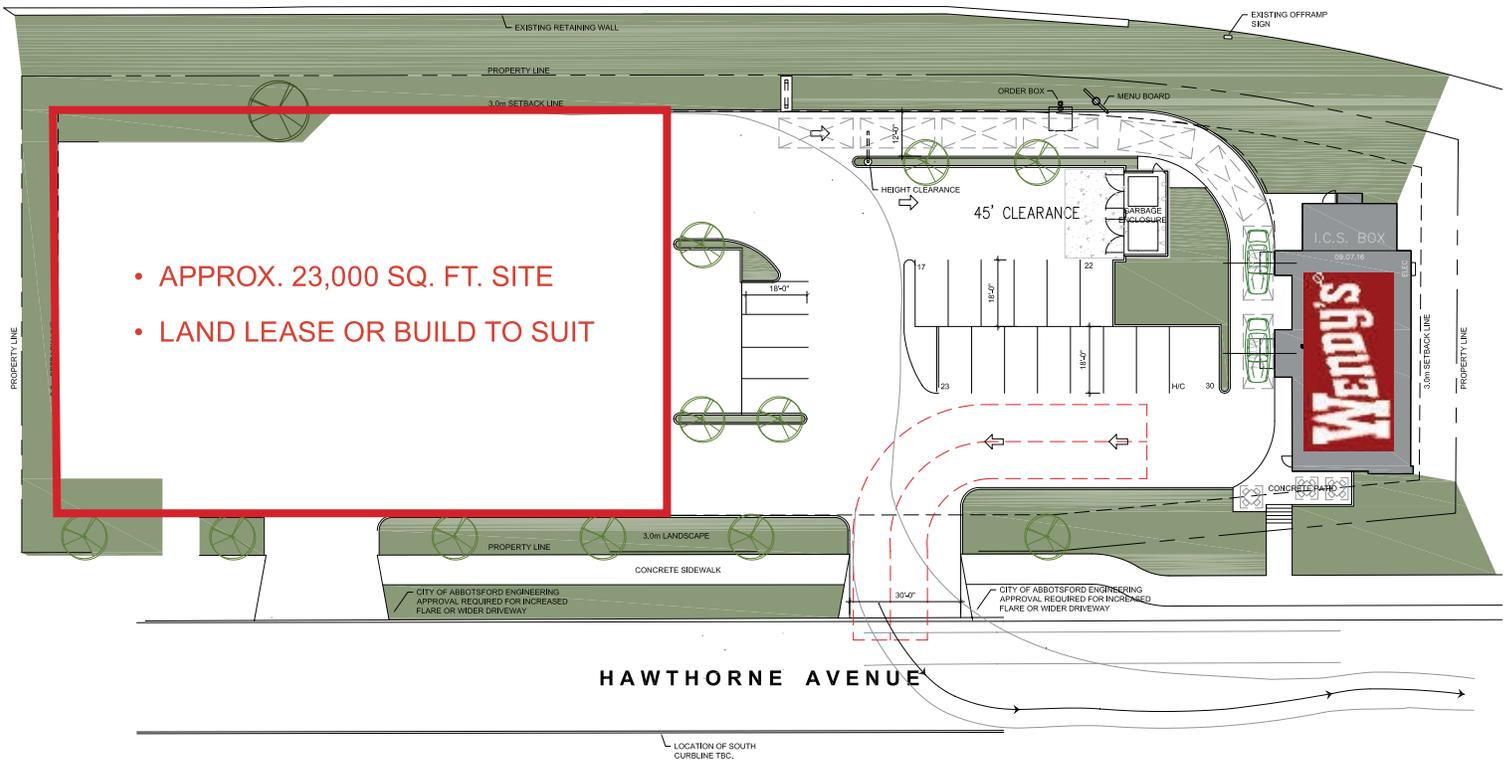
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HIGHWAY NO. 1 OFFRAMP



Super quick exit and entry to Hwy #1 off McCallum Rd Interchange

Travel circle interchange provides 4 directional access and access

Sale price: \$1.3 million "AS IS" (some servicing remaining)

Land Lease price: \$6,708 per month (+ Ops & Taxes)

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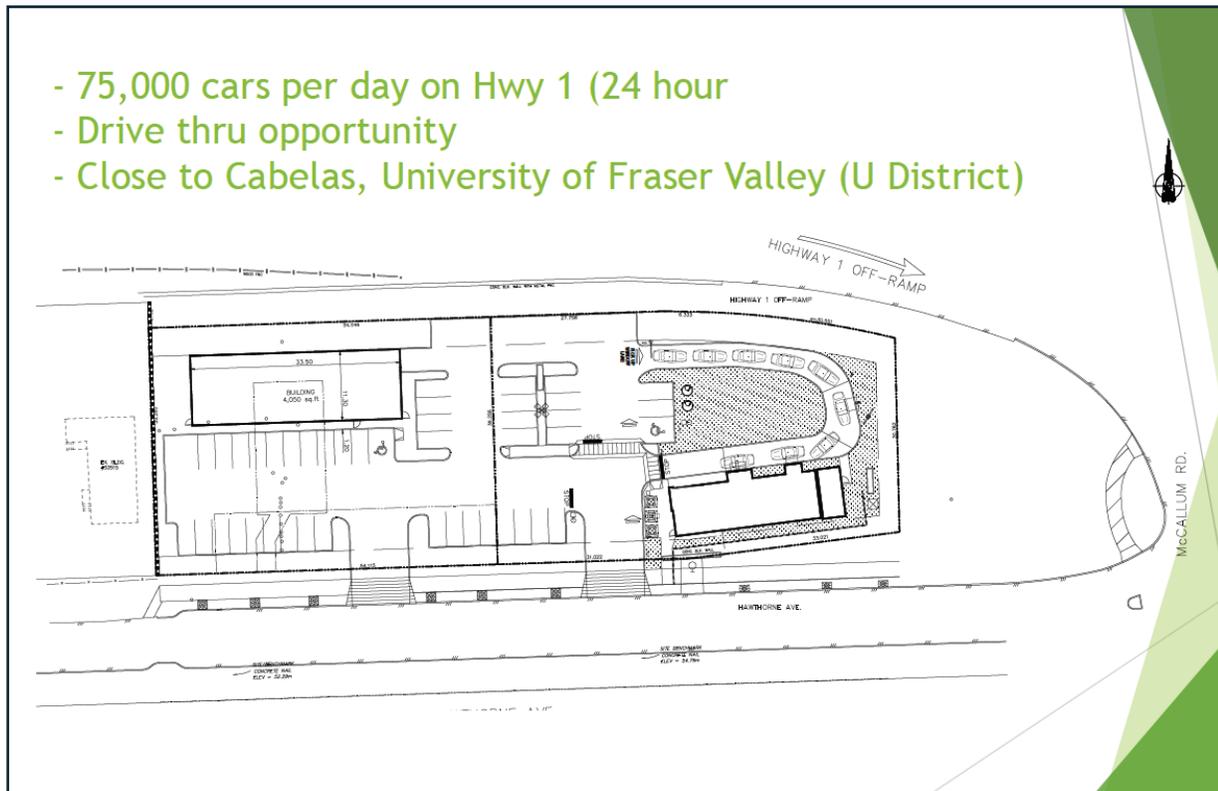
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- 75,000 cars per day on Hwy 1 (24 hour)
- Drive thru opportunity
- Close to Cabelas, University of Fraser Valley (U District)



75,000 cars per day on Hwy #1

Invest in the Future:

- Major Airport City
- Est population 152,000 by 2021
- University Town – U of Fraser Valley

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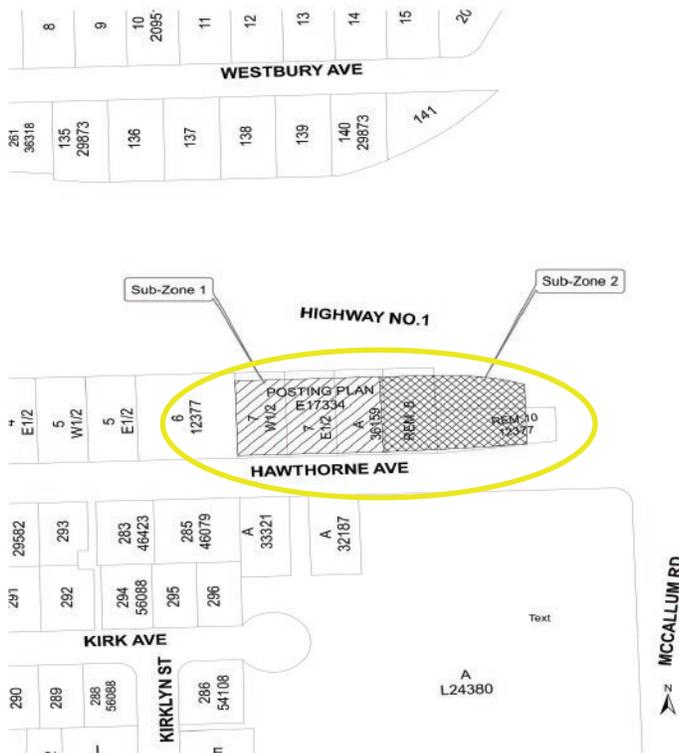
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859 – Comprehensive Development Fifty-Nine Zone (N59) (B/L 2631-2016)

Intent: To accommodate a comprehensive development comprising of a mixture of service commercial, commercial gas station and accessory uses consisting of two (2) separate sub-zones, as shown in the figure below.



CD Zoning (N59) allows a wide variety of uses:
Drive Thru, Automobile Service, Retail

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859 – Comprehensive Development Fifty-Nine Zone (N59) (B/L 2631-2016)

859.1 Permitted Uses

Permitted Uses Table for N59 Zone	
Principal Uses – Sub-Zone 1	
1. Automobile Body Shop	
2. Automobile Repair	
3. Non-Permanent Commercial Use	
4. Service Station	
5. Drive Through Restaurant	
6. Restaurant	
7. Retail	
Accessory Uses – Sub-Zone 1	
1. Accessory Residential Use	
Principal Uses – Sub-Zone 2	
1. Animal Hospital	15. Landscape Services
2. Assembly	16. Liquor Store
3. Automobile Sales	17. Mini-warehouse
4. Brewing and Vinting Outlet	18. Mobile Food Vendor
5. Building Supply	19. Non-Permanent Commercial Use
6. Bus Depot	20. Nursery
7. Civic Use	21. Office
8. Community Service Use	22. Personal Service Establishment
9. Courier and Delivery	23. Pet Daycare
10. Drive Through Restaurant	24. Recycling Depot
11. Fitness Studio	25. Restaurant
12. Funeral Parlour	26. Retail
13. Garden Centre	27. School
14. Indoor Recreation Facility	
Accessory Uses – Sub-Zone 2	
1. Accessory Residential Use	
2. Crematorium accessory to a Funeral Parlour	
3. Seasonal Produce Stand	

859.3 Development Regulations

Development Regulations Table for Sub-Zone 1 and 2 in the N59 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – Lots 2,000 m ² or greater – 0.5 b. Gross Floor Area – Lots greater than 1,000 m ² and less than 2,000 m ² – 1,000 m ² c. Floor Space Ratio – Lots 1,000 m ² or smaller – 1.0
Minimum setbacks .2 (All lot lines)	a. Principle Building - 3.0 m b. Canopy – 3.0 m c. Above ground fuel dispensers and tanks - 4.5 m d. Underground storage tanks – 1.5 m e. The interior lot line setback along a lot line created between Sub-Zone 1 and Sub-Zone – 0 m
a. Height (maximum)	a. 10.0 m or two storeys, whichever is less
b. Lot coverage (maximum)	a. 50%

859.4 Subdivision Regulations

Subdivision Regulations Table for Sub-Zone 1 and 2 in the N59 Zone	
Column I	Column II
.1 Parcel size (minimum)	a. 1,000 m ²
.2 Parcel width (minimum)	n/a
.3 Parcel depth (minimum)	n/a

859.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

859.6 Conditions of Use

.1 Unenclosed storage shall be permitted for Garden Centre, Nursery, Building Supply and Landscape Supply, subject to the following regulations:

- a. shall not exceed 3.0 m in height;
- b. shall not be located within 3.0 m of an Exterior Lot Line;
- c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in height;
- d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and

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