

FOR SALE

32118 George Ferguson Way
Abbotsford, BC



APARTMENT BUILDING 16 BEDROOMS
8 SEPARATE UNITS



REAL ESTATE MARKETING SERVICES
HARDEEP KALER PREC.



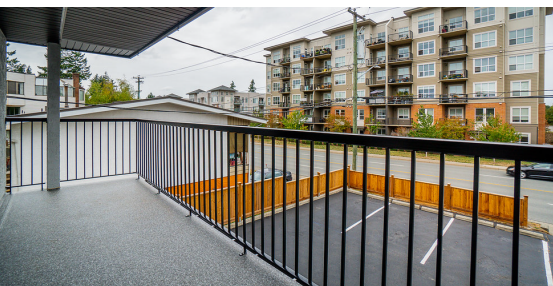
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778.878.7357

Hardeep@Kalergroup.ca

HOMELIFE
HomeLife Advantage
Realty (Central Valley) Ltd



SALIENT DETAILS

Address	32118 George Ferguson Way, Abbotsford, BC
PIDs	010-725-466, 010-725-482, 010-725-504, 010-725-521, 010-725-598, 010-725-571, 010-725-652, 010-725-725
Suite Mix	8 x 2 Bedroom Suites
Building Size	10,042 Square Feet
Lot Size	10,361 Square Feet
Year Built	1988
Current Zoning	RML
OCP	Urban 1 - Midrise
Maximum FSR	2.5
Standardized NOI	Contact Agent
Asking Price	\$2,999,000

LOCATION HIGHLIGHTS

- Located in the highly desirable Clearbrook neighbourhood, just west of Abbotsford's City Centre
- Frontage on George Ferguson Way - the primary east-west arterial street in Abbotsford's central urban area
- Walking distance to a myriad of retail amenities, public services, work places, and everyday necessities
- In close proximity to the Trans-Canada Highway, providing easy access to the surrounding Fraser Valley, Metro Vancouver, and beyond



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General Property Information

Folio Number	PID	Civic Address (Apt/House/Street/PC)
99000-0125-0	010-718-281	Unit 0 - 32118 GEORGE FERGUSON WAY Abbotsford BC V2T 2K6

Please review disclaimer information at the bottom of this page

City Map Grid:	D7
Fixed Legal Description:	Sec: 20 Twn: 16 Plan: NWS02750
Freeform Legal Description:	LOT PCL A SECTION 20 TOWNSHIP 16 PLAN 77518 NWD PART NW1/4, REFERENCE FOLIO ONLY FOR MUNICIPAL UTILITY BILLINGS .
Property Type:	Strata Parent
Lot Size (reported by BC Assessment):	
Agricultural Land Reserve Property (ALR):	N
Development/Variance Permit No(s):	
Heritage Alteration Permit Areas:	N
Zoning / Land Use Contract:	RML (view bylaw) - RML - Low Rise Apartment Zone
OCP Land Use:	Urban 1 - Midrise

Note: The development of a property is controlled by [Abbotsford Zoning Bylaw, 2014](#), Sumas Mountain Electoral Area "H" Rural Land Use By-law 500, 1992 or a Land Use Contract. Confirmation that a Restrictive Covenant regarding Land Uses or Land Use Contract is registered against a property must be made through the [Land Titles Office](#).

If more than one zone applies to a lot, please contact the Planning Services Division at 604-864-5510 or e-mail planning-info@abbotsford.ca.

For Planning Services internal use:

Date: _____	Contact: _____
Comments: _____	

Disclaimer:

1. A "form and character" development permit is required for certain areas and certain types of land uses. The Official Community Plan should be checked in this regard.
2. Our records regarding Development Permits and Development Variance Permits for the former District of Abbotsford are incomplete.
3. Other conditions may apply. Please see:
 - Planning Services (2nd floor) regarding roads and servicing requirements;
 - Building Permits and Licences (1st Floor) for property specific and business licensing requirements or restrictions;
 - The Land Titles Office (88-6th Street, New Westminster, 604-660-2595 or www.ltsa.ca for restrictive covenants, etc.
4. An accessory secondary suite residential use may be restricted/prohibited as the result of a covenant registered against the title of a property.
5. The City of Abbotsford assumes no responsibility for the accuracy of the information portrayed.