

**REDUCED  
ASKING PRICE**

# For Sale

**3391 Mount Lehman Road, Abbotsford, BC**

**1.36 acre high-exposure, zoned & serviced industrial site  
in West Abbotsford, just off Highway 1**



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PROPERTY DETAILS	
<b>SITE AREA</b>	1.36 acres (59,241 sf)
<b>PID</b>	031-879-969
<b>LEGAL DESCRIPTION</b>	Lot 8 Section 26 Township 13 New Westminster District Plan EPP122792
<b>ZONING</b>	I2 (General Industrial Zone) allows for a variety of industrial uses, including but not limited to:
<ul style="list-style-type: none"> <li>- Warehousing</li> <li>- Manufacturing</li> <li>- Building supply</li> <li>- Industrial equipment sales/leasing/repair</li> <li>- Automobile body shop/repair</li> <li>- Indoor recreation</li> <li>- Landscape supply</li> <li>- Printing services</li> <li>- Brewery</li> </ul>	
<b>PROPERTY TAXES (2025)</b>	\$48,775.22
<b>AVAILABLE REPORTS</b>	<ul style="list-style-type: none"> <li>- Stage 1 environmental</li> <li>- Geohazard assessment</li> <li>- Site plan options</li> <li>- Grades and contour survey</li> <li>- Other applicable development reports</li> </ul>
<b>REDUCED ASKING PRICE</b>	\$7,140,000* - \$6,528,000*
<small>*equivalent to \$4,800,000 per acre</small>	

## Opportunity

Avison Young is pleased to present the opportunity to acquire a 1.36 acre zoned and serviced industrial site, just off Highway 1.

The property features 297' of direct exposure along Mount Lehman Road in West Abbotsford's thriving industrial area. With the servicing and zoning completed, this property is development-ready.

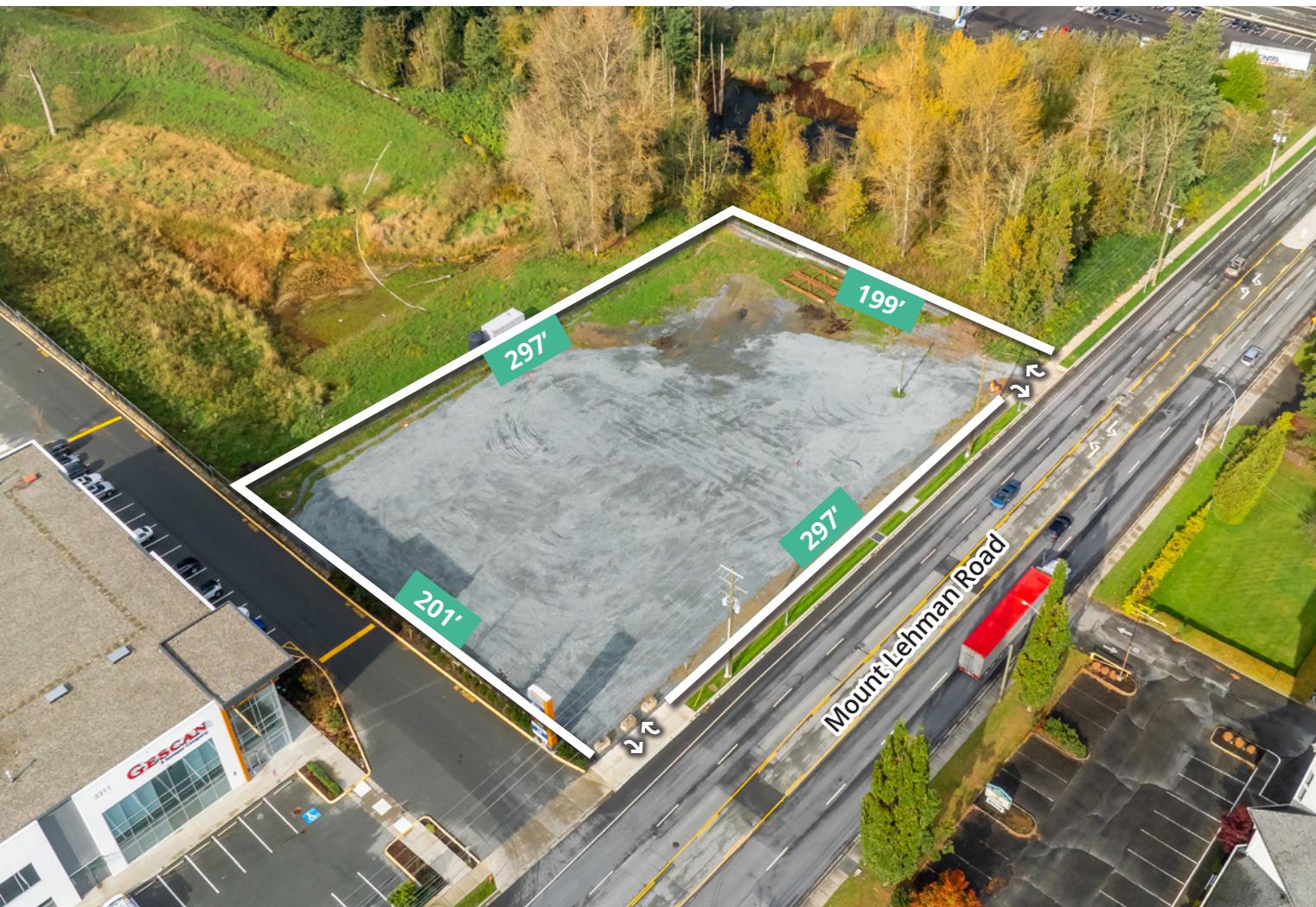
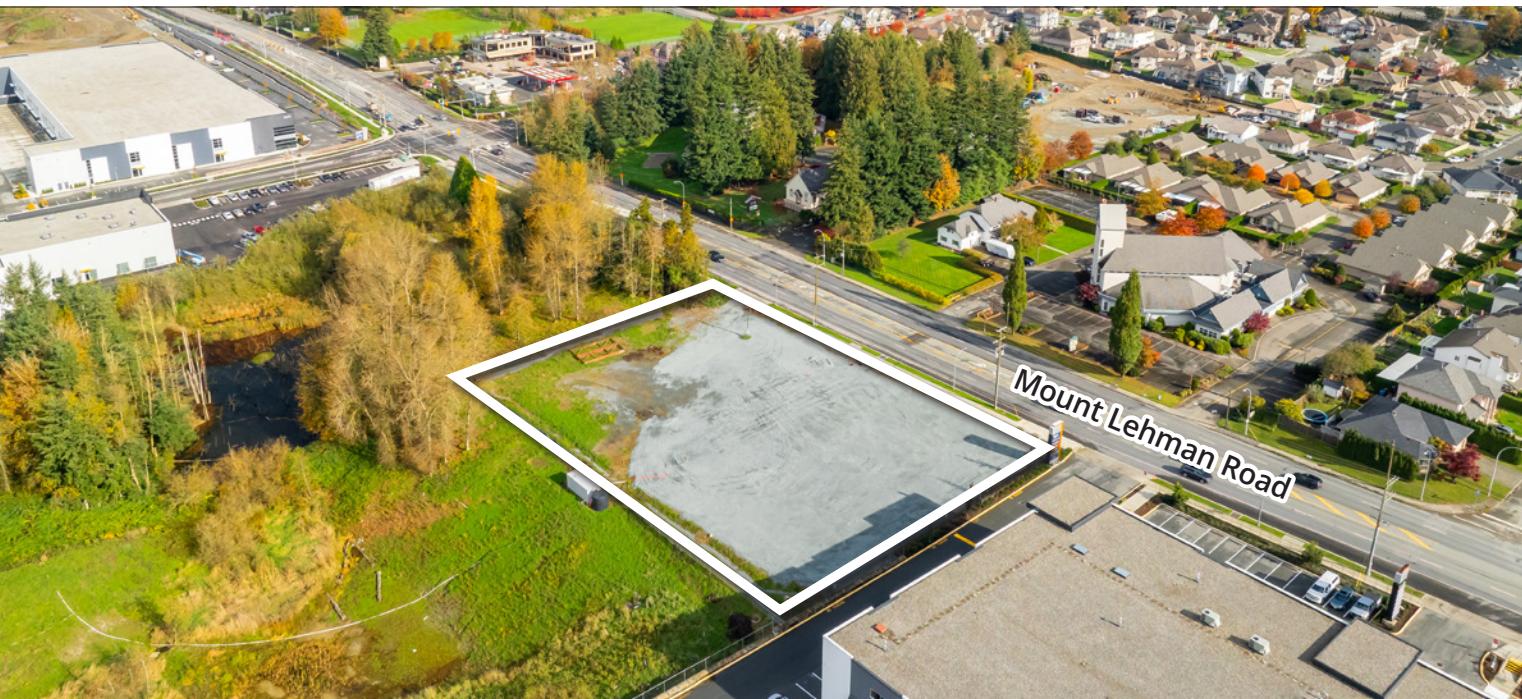
## Location

Located just 500 metres north of the Highway 1 (Trans-Canada Highway) / Mount Lehman Road interchange, the property benefits from convenient access to major arterial routes throughout the Fraser Valley.

The area is also home to a variety of retail and commercial amenities, including over 90 shops and services at Highstreet Shopping Centre, and the Fraser Valley Auto Mall, which boasts a range of dealerships and automotive services.

## Property highlights

- Rectangular-shaped, vacant industrial property**
- Completed site improvements include storm and sanitary connections, curb and sidewalk, and gravity retaining wall**
- Two points of access and egress, providing efficient traffic flow**
- Close proximity to major arterials, including Highway 1, Fraser Highway, and Highway 11**
- Quick access to an abundance of commercial and retail amenities, Abbotsford International Airport and two US Border crossings**
- Ongoing infrastructure and transit improvements continue to optimize travel throughout the Fraser Valley region**





## 🚘 DRIVE TIMES

Highway 1	1 minute	Highway 11	9 minutes	Highway 7	19 minutes
Fraser Highway	3 minutes	Abbotsford International Airport	9 minutes	Aldergrove Border Crossing	20 minutes
Highway 13	8 minutes	Sumas Border Crossing	14 minutes	Highway 17	24 minutes

## Contact for more information

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