

AVISON  
YOUNG

# Jacob's Court

**33509 MARSHALL ROAD,**  
ABBOTSFORD, BC

Exceptional opportunity to acquire a well-upgraded 12-unit building with value-add potential, and prime redevelopment potential on a 21,049 sf lot in Abbotsford.





# Jacob’s Court

33509 MARSHALL ROAD,  
ABBOTSFORD, BC

ADDRESS

33509 Marshall Road, Abbotsford, BC

PID

001-517-546

LEGAL DESCRIPTION

LOT B SECTION 16 TOWNSHIP 16 PLAN  
NWP17864 NWD PART NE1/4, EXCEPT PLAN  
RP73486 (RD)

LOT SIZE

21,049 sf

ZONING

RM60 - High Density Townhouse Zone

LAND USE DESIGNATION

Urban 1 - Midrise | 2-2.5 FSR

YEAR BUILT

1987

STOREYS

3

UNITS

12

SUITE MIX

1-Bed-1-Bath	1
2-Bed-1-Bath	11
Total	12

NET RENTABLE AREA

9,600 sf

AVERAGE UNIT SIZE

800 sf

PARKING

Surface	17
Visitor	3
Total	20

FINANCING

Treat as clear title

SALE STRUCTURE

Asset Sale

STABILIZED NET OPERATING INCOME

\$153,276

PRICING GUIDANCE

Contact Listing Agents



## Investment highlights



Well maintained building with major capital upgrades completed including double pane windows, new roof and suite upgrades



Favorable suite mix that features large units averaging 796 sf with the majority being 2 bedrooms



Each unit has their own hot water tank and tenants pay all of their own utilities



Property is on a 21,049 sf lot ideally suited for a future development



Many suites are currently leased at below-market rents, offering potential to increase rental income through strategic upgrades

## Opportunity

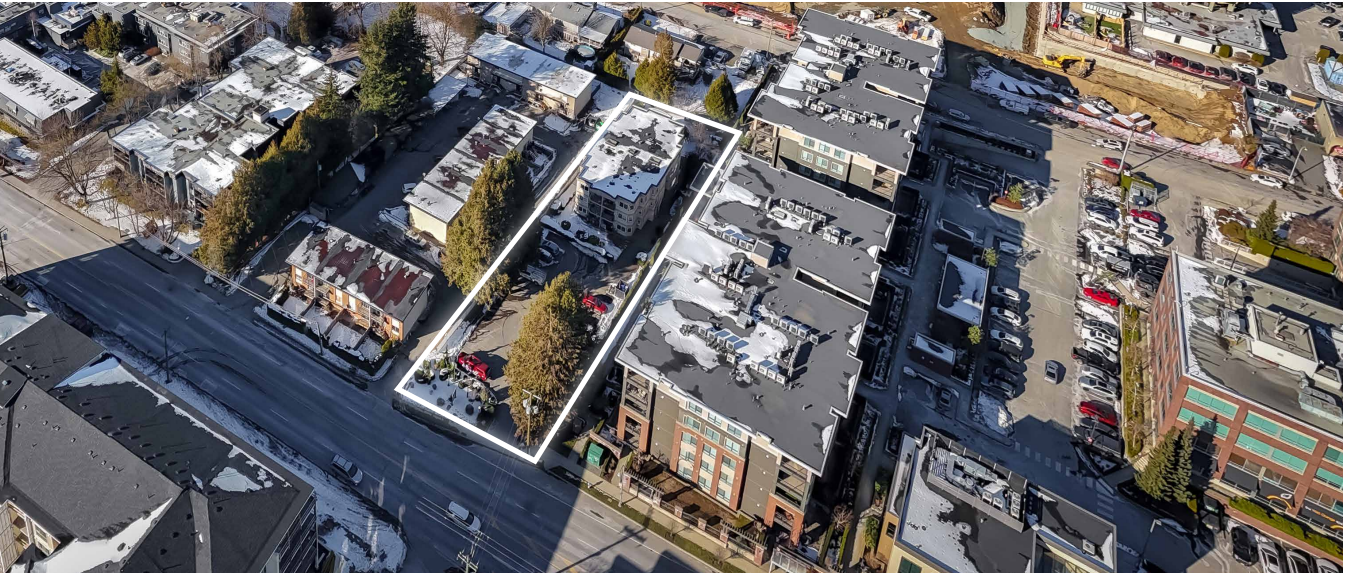
The Avison Young Multi-Family Team is pleased to present Jacob’s Court at 33509 Marshall Road (“The Property”). This well-maintained 12-unit building sits on a 21,049 sf lot, ideally positioned for future development and long-term value.

Recent capital upgrades, including double-pane windows, a new roof, and suite renovations, minimize near-term expenses. The spacious 796 sf units, mostly two-bedroom, are currently leased below market, offering immediate potential for rental income growth through targeted upgrades. Located in a high demand area, Jacob’s Court offers a strong cash flow, significant rental upside, and future redevelopment potential, making it an ideal addition to any investment portfolio.

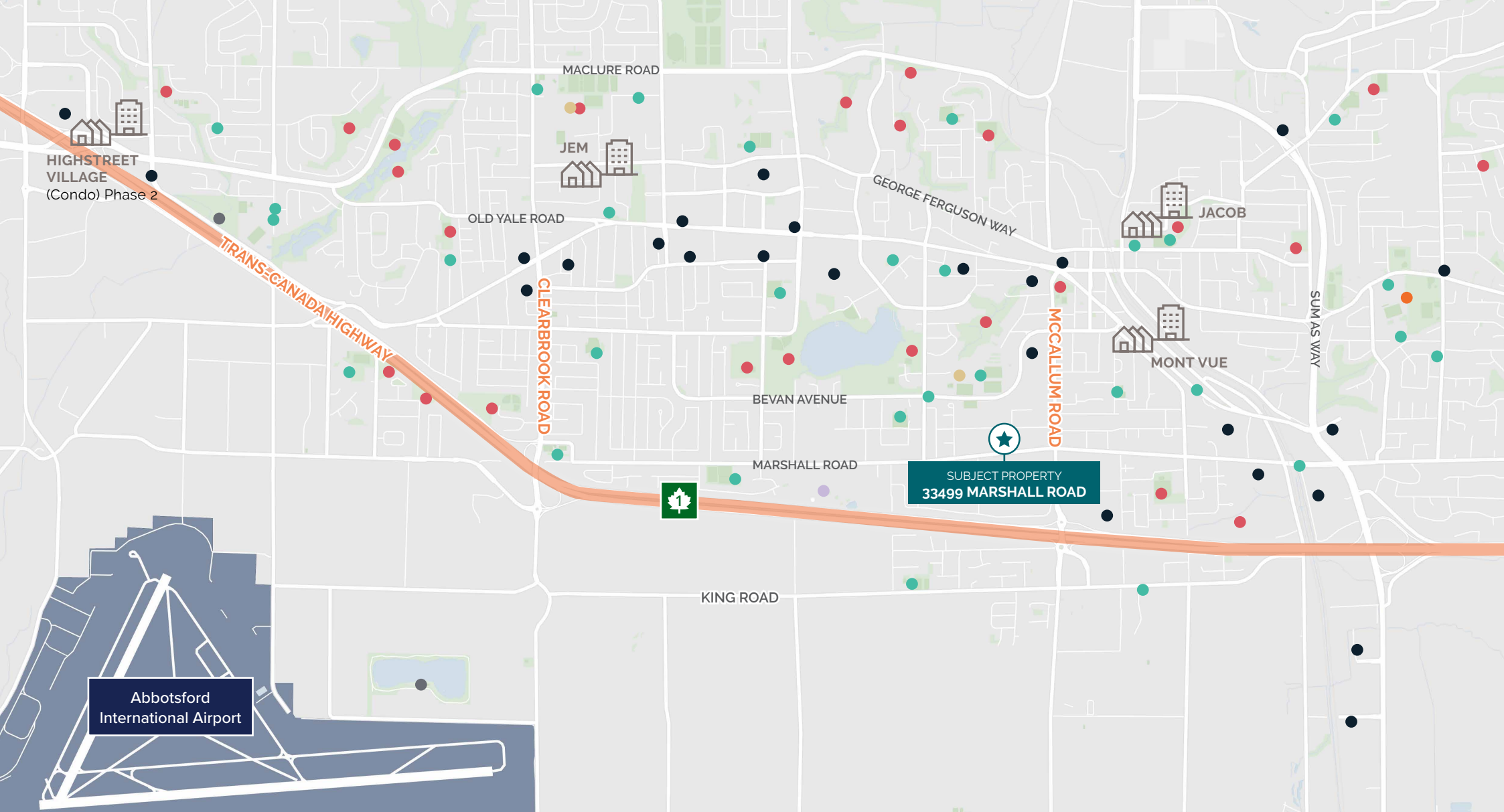


## Rental unit summary

Unit Type	Unit Count	Average Size	Average Actual Rent	Average Actual Rent PSF	Average Market Rent	Average Market Rent PSF
1-Bed-1-Bath	1	750 sf	\$1,076	\$1.35	\$1,500	\$1.88
2-Bed-1-Bath	11	800 sf	\$1,467	\$1.83	\$1,775	\$2.22
Total	12	796 sf	\$1,435	\$1.80	\$1,752	\$2.20







## Abbotsford: A city of growth and opportunity

Abbotsford is renowned for its exponential growth over the years, making it the fifth largest municipality in B.C. and the fastest-growing city in the Fraser Valley. The city offers a unique blend of urban convenience and agricultural heritage. With a strong economy, a business-friendly environment, and ongoing infrastructure investments, it has become a prime destination for real estate and commerce.

The city's real estate market continues to thrive, driven by rising demand for multi-family developments and strategically located commercial properties. As Metro Vancouver's housing costs push buyers outward, Abbotsford offers an attractive alternative with affordable, well-planned communities and modern housing solutions. Investors and developers are drawn to its long-term stability, lower acquisition costs, and increasing development opportunities.

Beyond real estate, Abbotsford boasts a diversified economy anchored by agriculture, manufacturing, aerospace, and technology. The University of the Fraser Valley supports a skilled workforce, while Abbotsford International Airport enhances regional connectivity. 2023, the airport set a record high of 1,275,484 passengers, a 26.5% increase over its previous record in 2019. This surge in air traffic highlights Abbotsford's growing appeal as a transportation and business hub, further solidifying its role as a key gateway to the region.

For residents, the city offers a high quality of life with scenic outdoor spaces like Mill Lake Park and Sumas Mountain, a thriving arts and culture scene, and a growing array of dining and entertainment options.

With its strong economic outlook and commitment to sustainable growth, Abbotsford is a top choice for investors, businesses, and those seeking a vibrant place to call home.



**161,294**  
TOTAL POPULATION 2024



**7.90%**  
EST POPULATION  
GROWTH 2024



**66.80%**  
OWNED DWELLINGS 2024



**\$103,800**  
AVG. ANNUAL  
HOUSEHOLD INCOME 2024

## Location overview

This offering ideally situated in the heart of Abbotsford, a city experiencing rapid population growth and economic expansion. As one of British Columbia's fastest-growing communities, Abbotsford is attracting new residents and businesses, further enhancing the vibrancy and desirability of the area.

This prime location places residents just minutes from major amenities, including shopping centers, restaurants, and recreational facilities. Highstreet Shopping Centre offers a diverse mix of retail stores, dining options, and entertainment, while Mill Lake Park provides scenic walking trails, picnic areas, and a tranquil waterfront setting. Commuters will appreciate the property's close proximity to Highway 1, ensuring seamless travel throughout the Fraser Valley and beyond.

Adding to the area's appeal, Abbotsford International Airport (YXX) is a key economic driver and one of Canada's busiest regional airports. Serving over one million passengers annually, YXX offers direct flights to major Canadian destinations and seasonal international routes. Its continuous growth not only enhances travel convenience but also contributes to rising property values and increased investment opportunities in the region.



**1**  
AIRPORT



**25**  
SHOPPING CENTRES



**1**  
HOSPITAL



**3**  
COMMUNITY CENTRES



**37**  
SCHOOLS



**31**  
PARKS

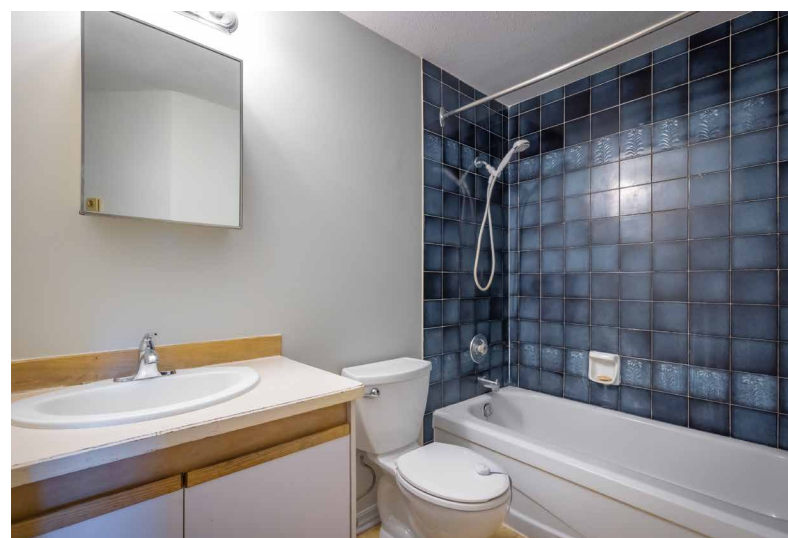
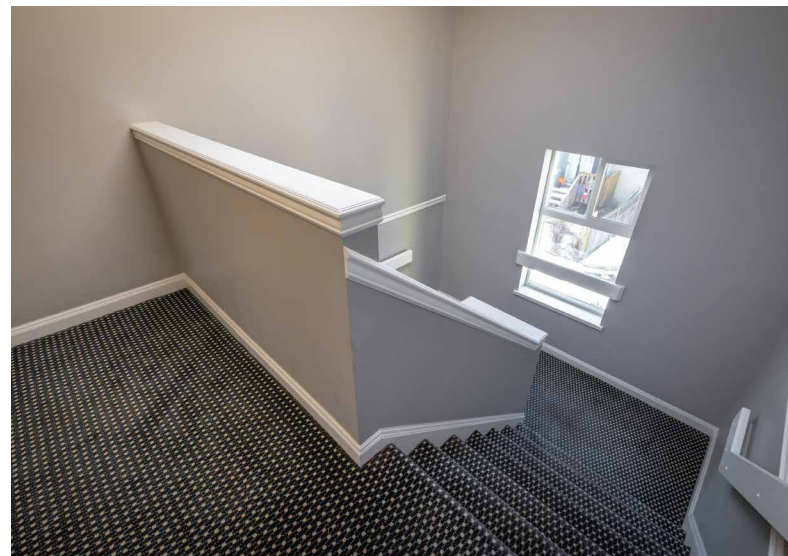
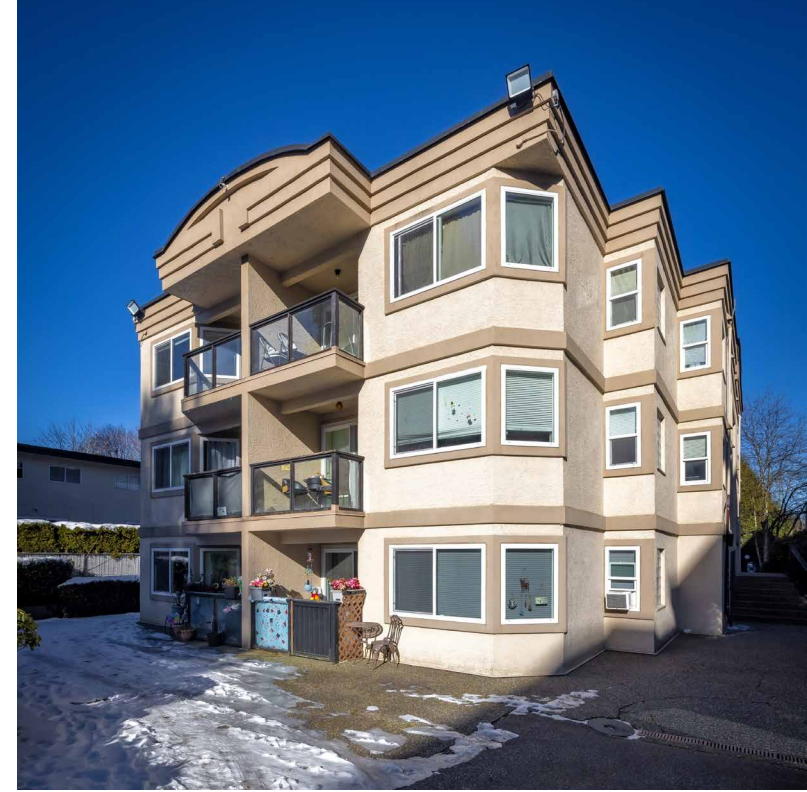
**88**

WALK SCORE  
VERY WALKABLE

**63**

BIKE SCORE  
BIKABLE







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