

14,538SF (0.34 ACRE) LAND



FOR SALE OR LEASE

31648 SOUTH FRASER WAY ABBOTSFORD, BC

Devin Roberts, DULE, Sales Representative
604.354.7160 |
devinroberts@royallepagecommercial.com

Royal LePage® Brent Roberts Realty
9965 152 Street, Unit #6, Surrey, BC
Independently Owned & Operated

\$1,995,000

Property Features

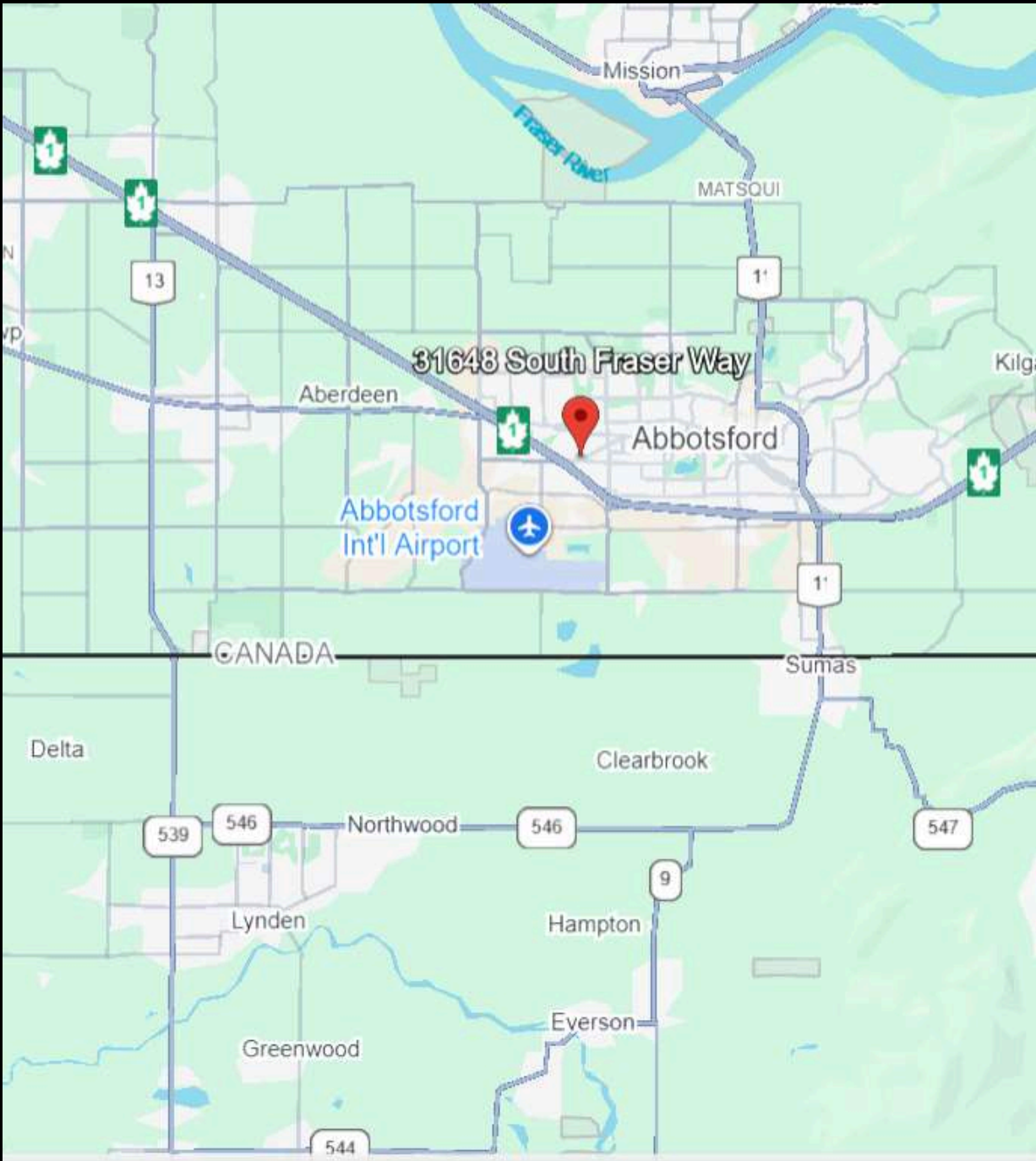
- High exposure double frontage lot along South Fraser Way and Peardonville Rd.
- CGS zoning allowing for a wide variety of automotive and accessory uses.
- Application currently submitted for 2,000sf convenience store/retail + 1,068sf 2-bay autobody shop with office + 3 EV chargers.
- Available for sale, lease, or build-to-suit.



PROPERTY PHOTOS



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.