

FOR SALE

2.42 ACRES
Development Land



32848 & 32860 BEVAN AVENUE, 32870 BEVAN WAY
Abbotsford, BC

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

PROPERTY OVERVIEW

Property Features

- 3 Lot Land Assembly.
- Adjacent To Mid-Rise Development With Immediate Precedent.
- City Of Abbotsford Targeted By Province To Increase Housing.
- 7,240 New Net Units Targeted By City By 2028.
- Rare Landmark Development Opportunity.
- Lots Can Be Sold Together Or Separate.

Lot Breakdown

Address	Lot Size (SF)	Improvement	Zoning	OCP	Asking Price
32848 Bevan Avenue	14,068	Single Family Home	RS3	Urban Large Lot	\$4,625,000
32860 Bevan Avenue	10,599	Single Family Home	RS3	Urban Large Lot	\$4,625,000
32870 Bevan Way	80,937	25 Stratified Townhome Units	RM45	Urban Large Lot	\$18,000,000
Total	105,604				\$27,250,000

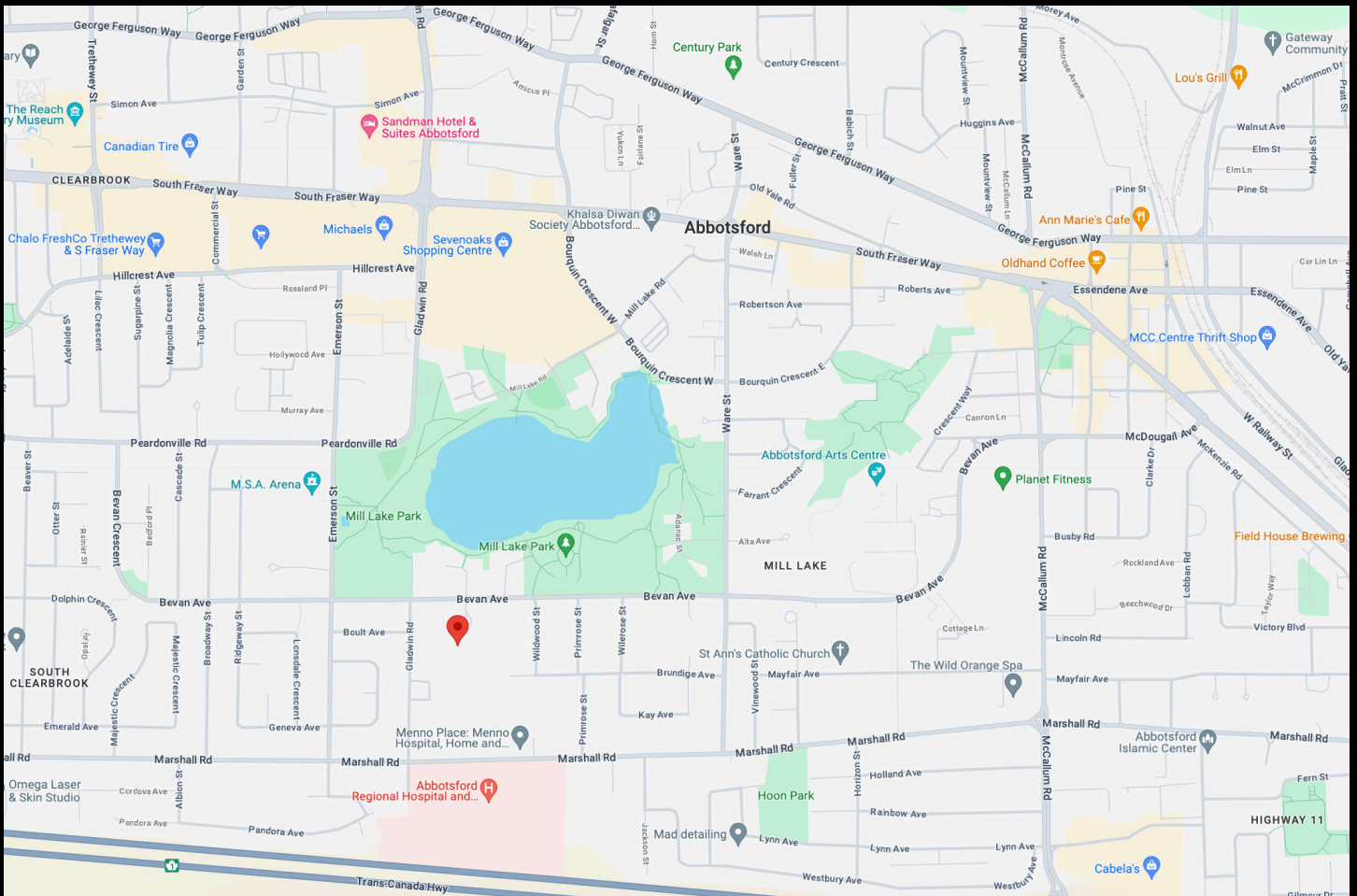
AERIAL MAP



LOT BOUNDARIES



LOCATION MAP



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