

FOR SALE



283 Sumas Way

604-817-7338

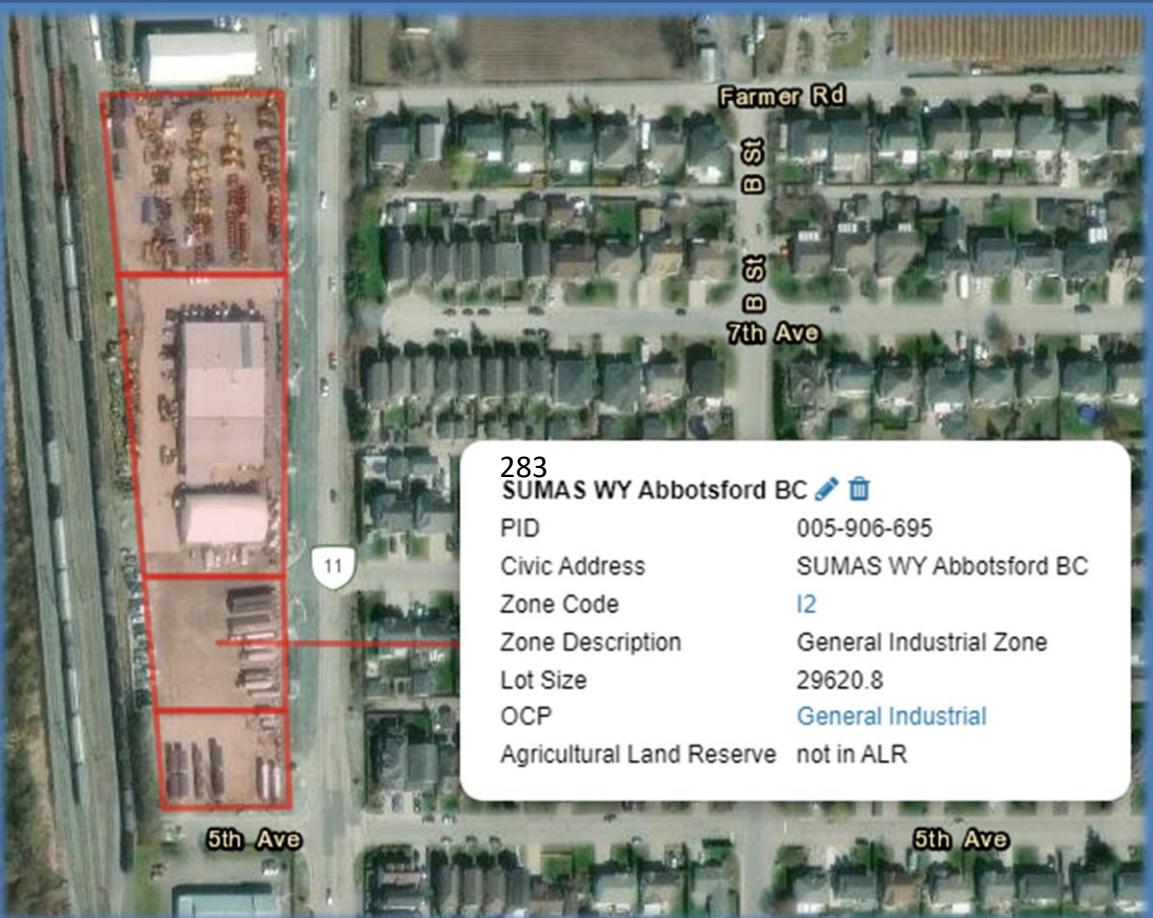
info@donmunrorealestate.com



www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation





283
SUMAS WY Abbotsford BC  
PID 005-906-695
Civic Address SUMAS WY Abbotsford BC
Zone Code I2
Zone Description General Industrial Zone
Lot Size 29620.8
OCP [General Industrial](#)
Agricultural Land Reserve not in ALR

Legal: PARCEL "B" (REFERENCE PLAN 3005A)
SOUTH WEST QUARTER SECTION 2
TOWNSHIP 16 NEW WESTMINSTER
DISTRICT EXCEPT PLANS 9071 AND
EPP38980

PID: 005-906-695

Taxes: **\$33,041.84 (2024)**

Lot Size: 0.68 Acres

Zoning: I2

OCP: General Industrial

PRICE: **\$3,839,000**



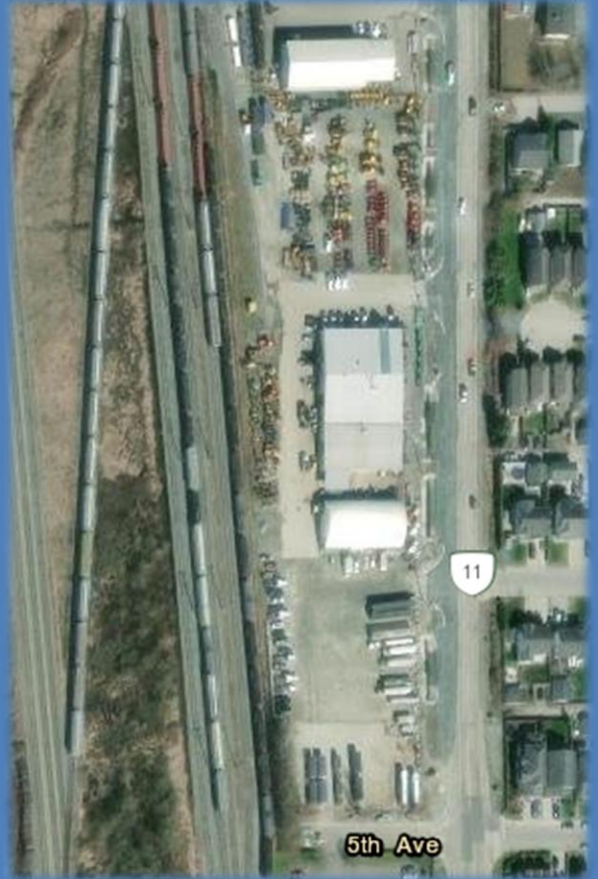
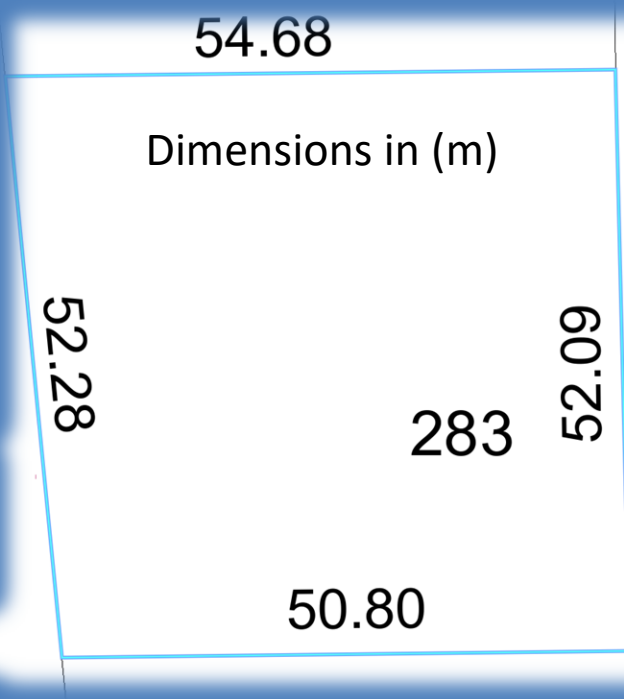
Don Munro Personal
Real Estate Corporation



604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com



- Rail Spur Service
- Sumas Highway Exposure
- Close Proximity to US Border Crossing

About Abbotsford

Nestled on the flatlands between the Coast and Cascade mountain ranges, Abbotsford (pop. 135,000) lies in the heart of the Fraser Valley, 68km/42m east of Vancouver and just 5km/3mi from the US border. While Hwy 1 connects the community east and west, its airport has put Abbotsford on the international map. For many tour operators and regional airlines, Abbotsford is an alternate arrival/departure point to Vancouver's International Airport.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow. The municipality's southern boundary is the Canada-United States border, across which is Sumas, Washington. In Canada, it is bordered by the Township of Langley to the west, the Fraser River and the District of Mission to the north, and the City of Chilliwack to the east. Much of Abbotsford enjoys views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

Known as a "City in the Country", Abbotsford is blessed with British Columbia's richest agricultural lands, family-friendly hospitality and sophisticated urban amenities.



Don Munro Personal
Real Estate Corporation



604-817-7338

botsoldmunro@gmail.com

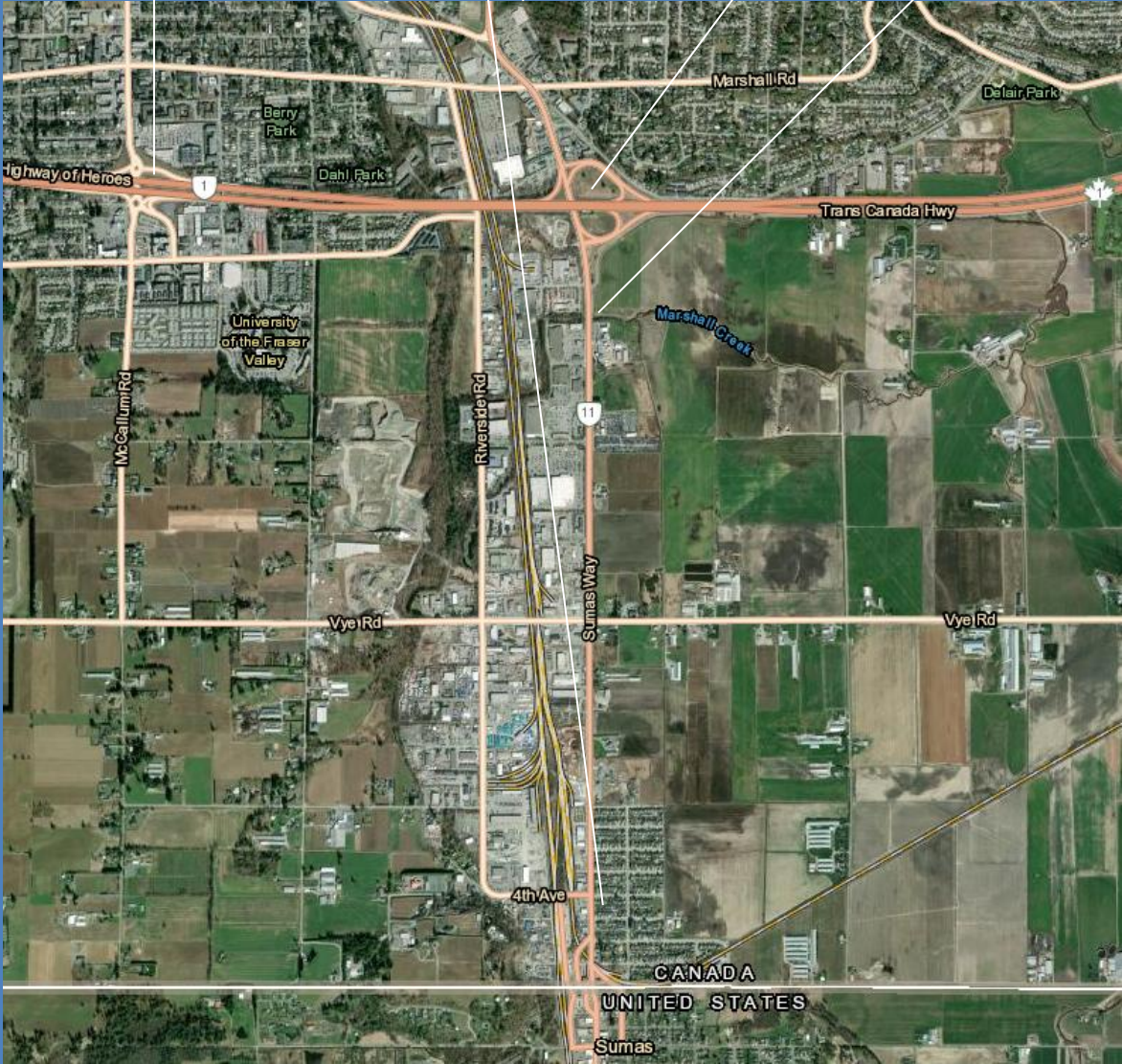
www.donmunrorealestate.com

Trans Canada Highway

Subject Property

Hwy #11 Exchange

Sumas Way



Don Munro Personal
Real Estate Corporation



604-817-7338

Info@donmunrorealestate.com

www.donmunrorealestate.com

The information contained herein has been obtained from sources deemed reliable, but is in no way guaranteed by SUTTON GROUP West Coast Realty or Don Munro. Prospective Buyers/Leasers should make full independent investigation of all facets of the property, including legal and accounting, prior to purchase/lease.