



FOR SALE
INDUSTRIAL LAND

1809

FOY

STREET

DETAILS

CIVIC ADDRESS 1809 Foy Street
Abbotsford, BC

PID 008-572-364

NEIGHBOURHOOD Poplar

ZONING 12 - General Industrial

LOT SIZE 5 acres

ASSESSMENT \$25,000,000

PROPERTY TAX (2023) \$20,836.20

PRICE Contact Agent

OPPORTUNITY

This 5-acre owner-occupied industrial space has flexible 12 zoning, which means it supports various types of industrial development.

The property is located between Hwy 1 and the US border, offering quick access to all points in the Metro Vancouver area through multiple routes.

This site may be delivered vacant mid to late 2025.

Total Lot Size
5 Acres
(217,800 sqft)

660 ft

330 ft

NEARBY AMENITIES

FOOD & DRINK

- 1 Tim Horton's
- 2 Ricky's Restaurant
- 3 Rivers Restaurant
- 4 Triple O's
- 5 McDonald's

SHOPS & SERVICES

- 1 ESSO Gas Station
- 2 Chevron Gas Station
- 3 On The Run
- 4 Pharmasave Midtown
- 5 CIBC

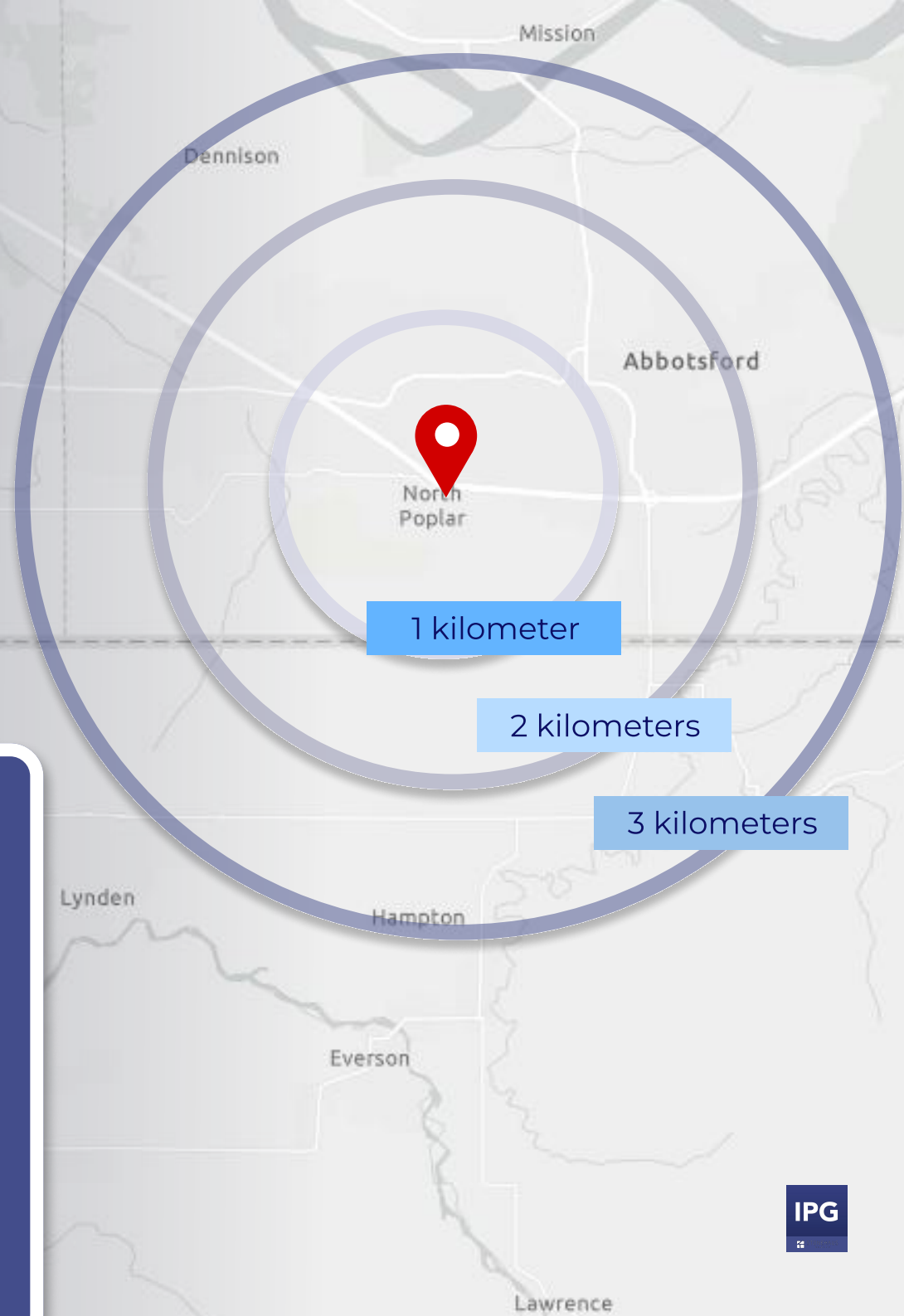
SUBJECT PROPERTY

DEMOGRAPHICS

This property is located on the northwest side of Poplar in Abbotsford, just a few minutes away from the Trans-Canada Highway and Abbotsford International Airport.

The location is about 20 minutes from the US border and only a few minutes' drive to the centre of Abbotsford city.

With its strategic location, excellent transport links, and proximity to essential amenities, this industrial property at 1809 Foy Street is an outstanding choice for businesses seeking a prime location in the Fraser Valley and Metro Vancouver area.



	1 km	2 km	3 km
Population (2024)	1,564	13,827	39,407
Population (2025)	1,536	13,765	39,308
Projected Annual Growth (2024-2025)	-1.79%	-0.44%	-0.25%
Median Age	39.8	38.6	40
Average Household Income (2024)	\$108,533	\$104,77	\$1105,841
Average Persons Per Household	3	3	3

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