

COURT ORDERED SALE

2272
MCCALLUM

2262
MCCALLUM

2256
MCCALLUM

momentum

A NEW MOVEMENT IN REAL ESTATE

Wells Macey

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Assembly Details

Court-ordered sale: High-exposure condo site on McCallum Road in Abbotsford.

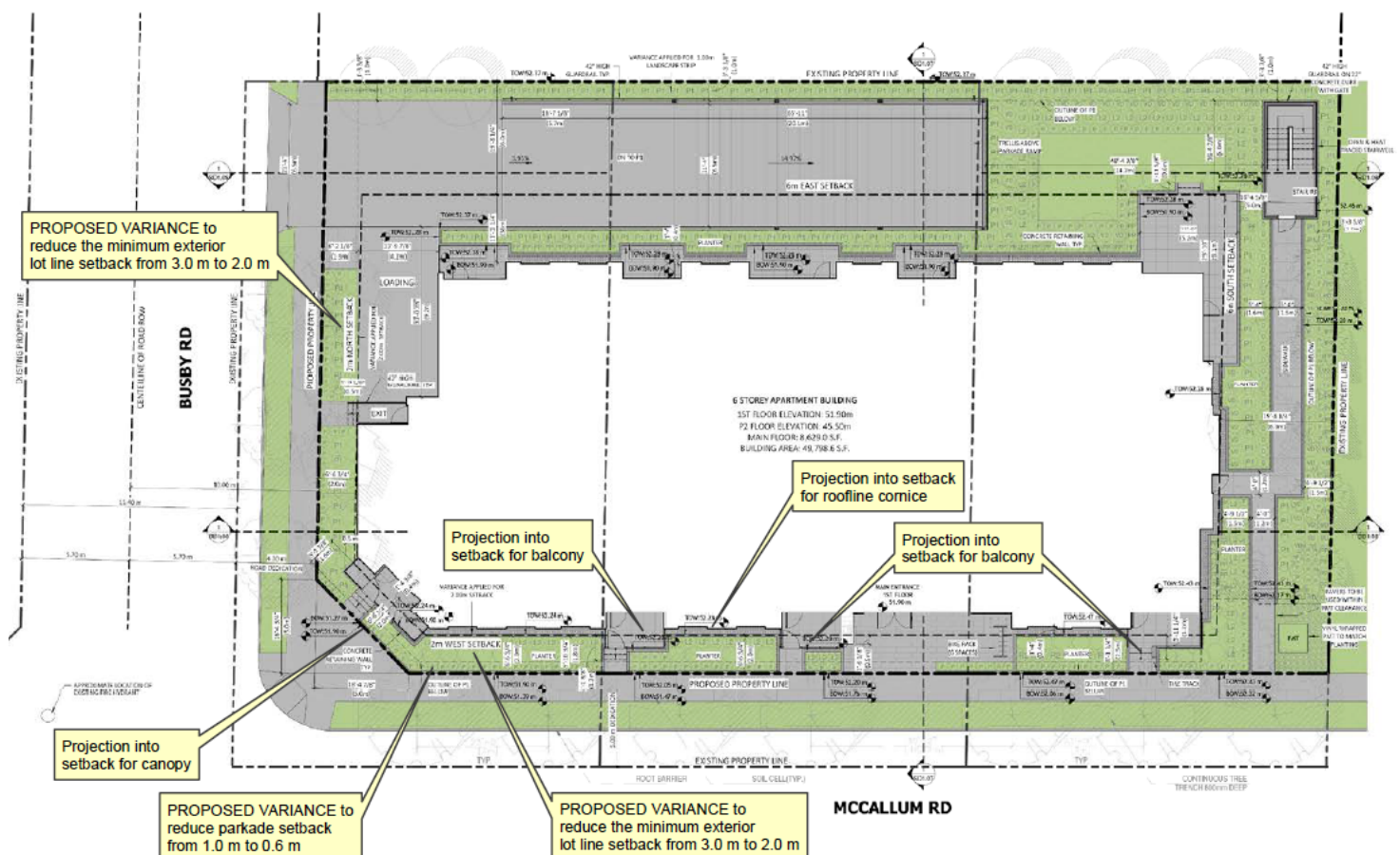
This land assembly has an expired development application for a 6-storey wood-frame building that meets the land use designation of Apartment (OCP 2050). These three properties combined for a gross site size of 22,918 sqft. (.53 acre).

These three properties are improved with rentable houses, including 2272 McCallum, which is improved with a duplex. Siding on to Benchmark's McCallum Place rental building, this assembly is a prime opportunity for developers or investors seeking a manageable site size in a premium location.

The current buildable area, per the application, is 49,798 sqft, consisting of 55 units: 5 studios, 12 one-bed, 6 one-bed + den, 26 two-bed, and 6 two-bed + den.

Each property is being sold as is, where is.

Further details are available, including the rezoning and development permit package from January 2024.



Property Details

2272 / 2270 McCallum Road:

- Zoning: RS3
- Site Size: 7,672 sqft.
- Assessment: \$1,100,000
- Building Style: Duplex
- Land Use: Apartment ([CLICK HERE](#))



2262 McCallum Road:

- Zoning: RS3
- Site Size: 7,669 sqft
- Assessment: \$1,123,000
- Building Style: Single Family House
- Land Use: Apartment ([CLICK HERE](#))

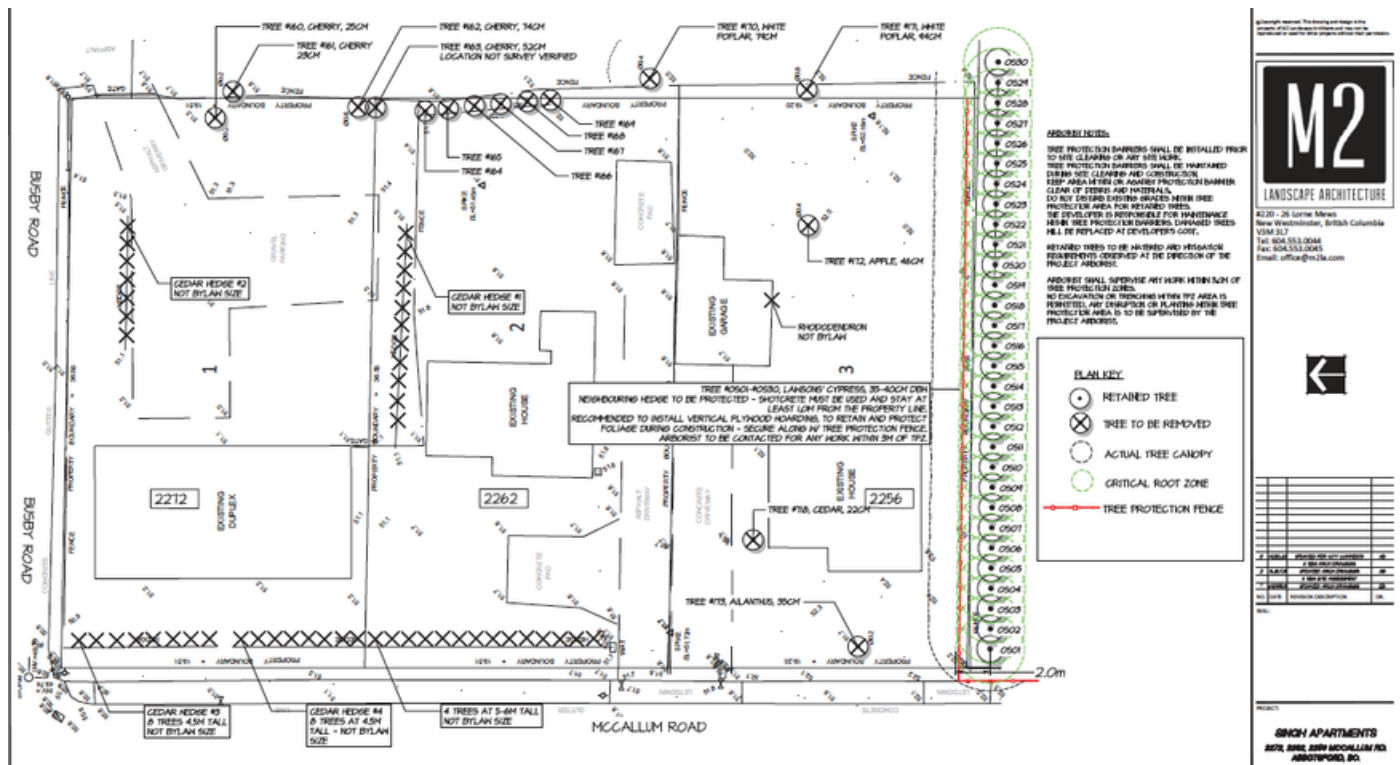


2256 McCallum Road:

- Zoning: RS3
- Site Size: 7,554 sqft
- Assessment: \$1,083,000
- Building Style: Single Family House
- Land Use: Apartment ([CLICK HERE](#))



Buyers are welcome to discuss the properties with the City of Abbotsford or call Wells for details.



OCP 2050: Apartment



Building Rendering



Corner of Busby & McCallum



McCallum Looking North-East

Site Statistics
No. of Units = 55
Floor Space Ratio (FSR) = 2.5
Total Parking Spaces = 71