

0.57 ACRES DEVELOPMENT LAND



**32848 & 32860 BEVAN AVE.
ABBOTSFORD, BC**

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

Property Features

- 2 Lot assembly with potential to assemble neighbours.
- 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.
- Designated "Urban Centre" in Abbotsford's 2050 proposed OCP.
 - Up to 3.5 FAR (\$70/buildable sf)
 - No height limit
 - Within Mill Lake South, 1 of 5 newly designated Urban Centres
 - (To be confirmed with City of Abbotsford)
- Flexible completion timeline possible.

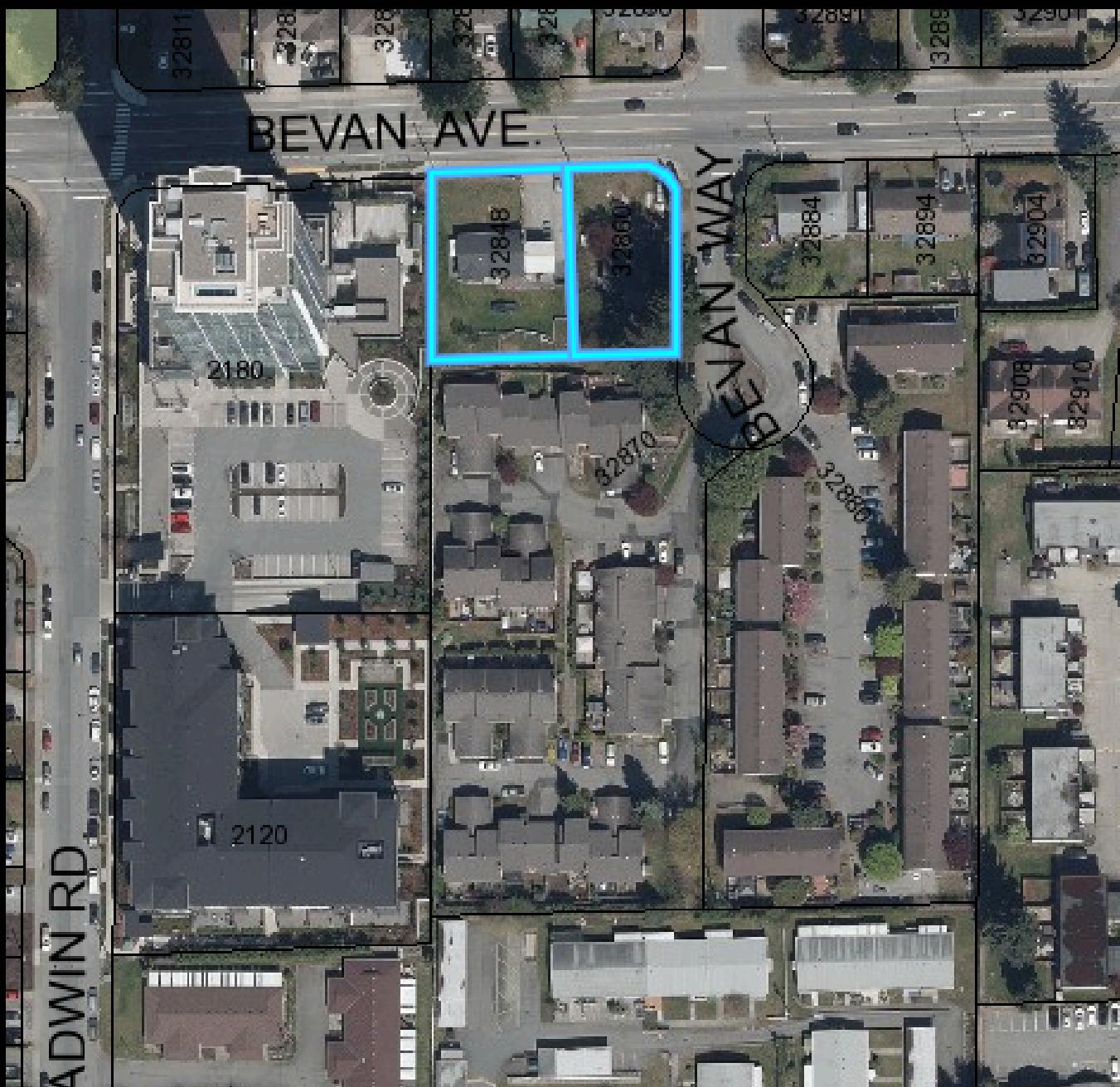
Address	Street	Lot Size (sf)	Improvement	Zoning	OCP	Proposed OCP	Asking Price
32848	BEVAN	14,068	Single Family Home	RS3	Urban Large Lot	Urban Centre	\$ 4,000,000
32860	BEVAN	10,599	Single Family Home	RS3	Urban Large Lot	Urban Centre	\$ 4,000,000

Total: 24,667 **\$ 8,000,000**

AERIAL MAP



LOT BOUNDARIES



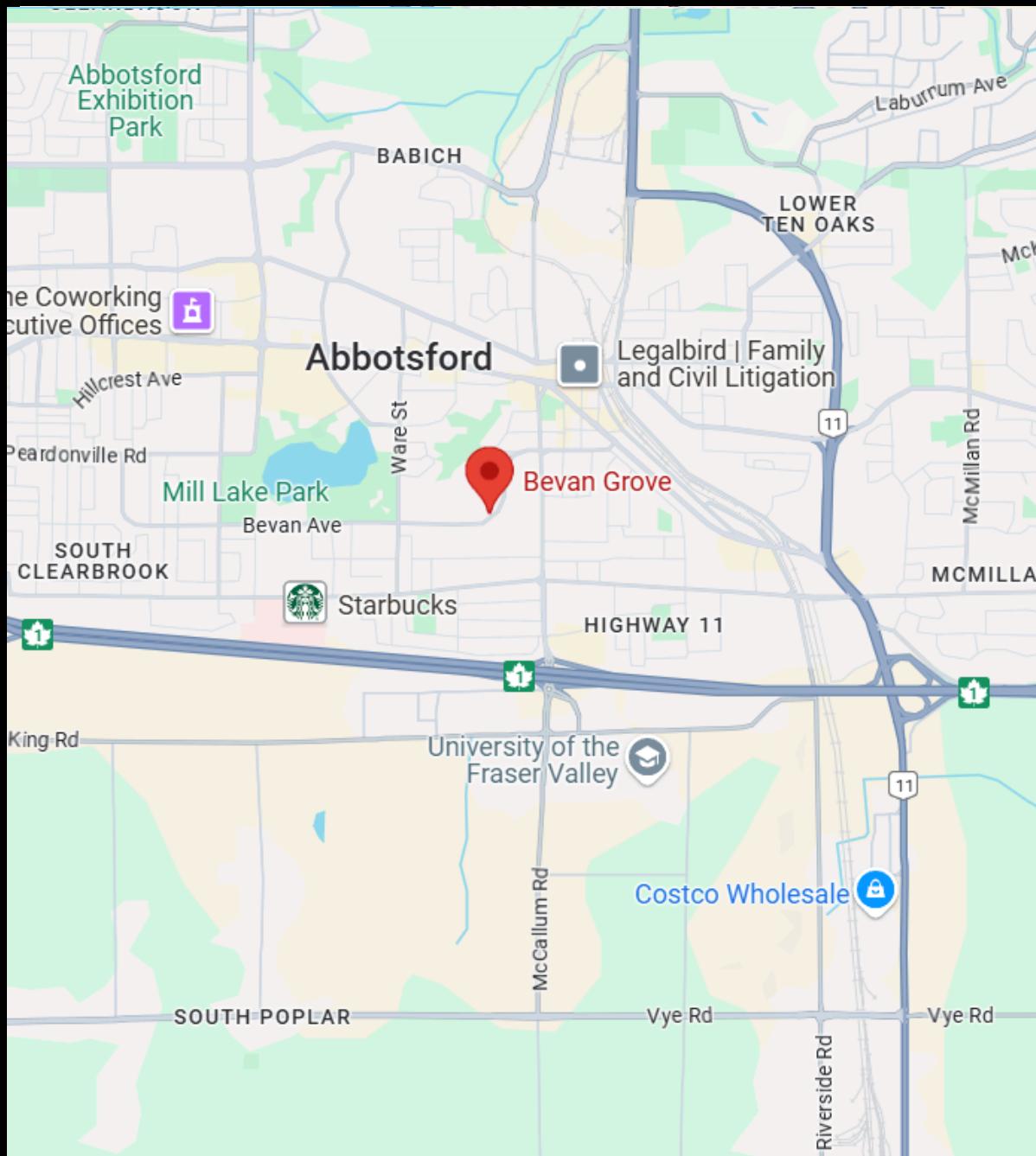
PROPERTY PHOTOS



Conceptual Urban Centre development

URBAN CENTRE DESIGNATED LAND
DRAFT PLAN USE LAND

LOCATION MAP



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