

0.57 ACRES DEVELOPMENT LAND



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

Devin Roberts, DULE, Sales Representative
604.354.7160 |
devinroberts@royallepagecommercial.com

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

FOR SALE

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

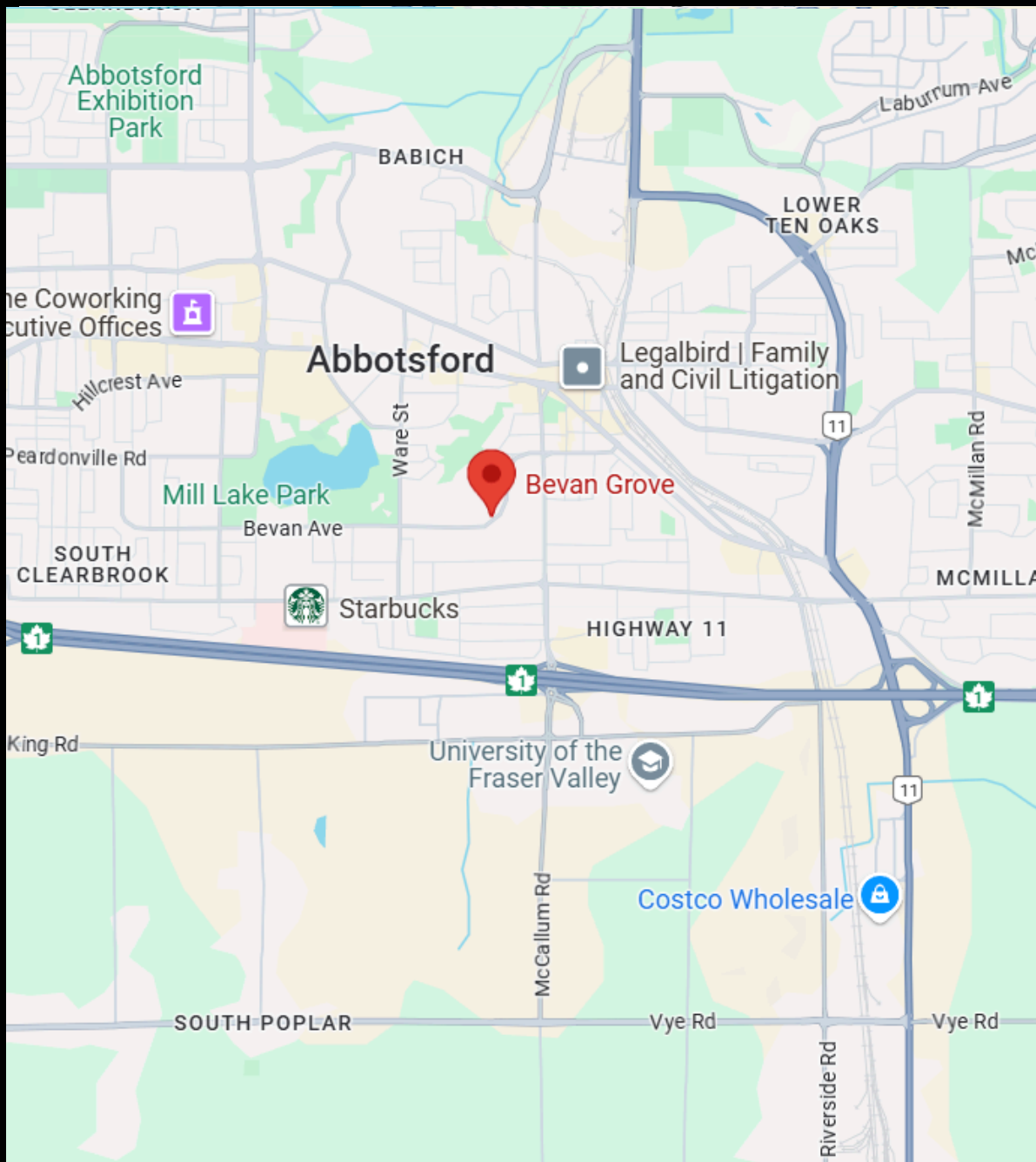




URBAN CENTRE DESIGNATED LAND

DRAFT PLAN USE LAND

LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemark Real Estate Services Manager Limited. All rights reserved.