



FOR SALE

2055 Townline Road, Abbotsford, BC

±1.34 acre West Abbotsford Industrial Development Site

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Highlights

- 1.34 Acres in West Abbotsford's Industrial Core
- Direct access to Hwy 1, Mt. Lehman Rd, Fraser Hwy and South Fraser Way
- International transportation hub near YXX Airport and Sumas U.S. Border
- General Industrial zoning supported by City of Abbotsford
- Rare opportunity as one of the last sites available for industrial conversion
- Abbotsford ranked among BC's fastest growing municipalities
- Flexible development potential for a wide range of industrial uses
- Buyer responsible for rezoning, subdivision and approval costs

±130'

±450'

Townline Road

The Opportunity

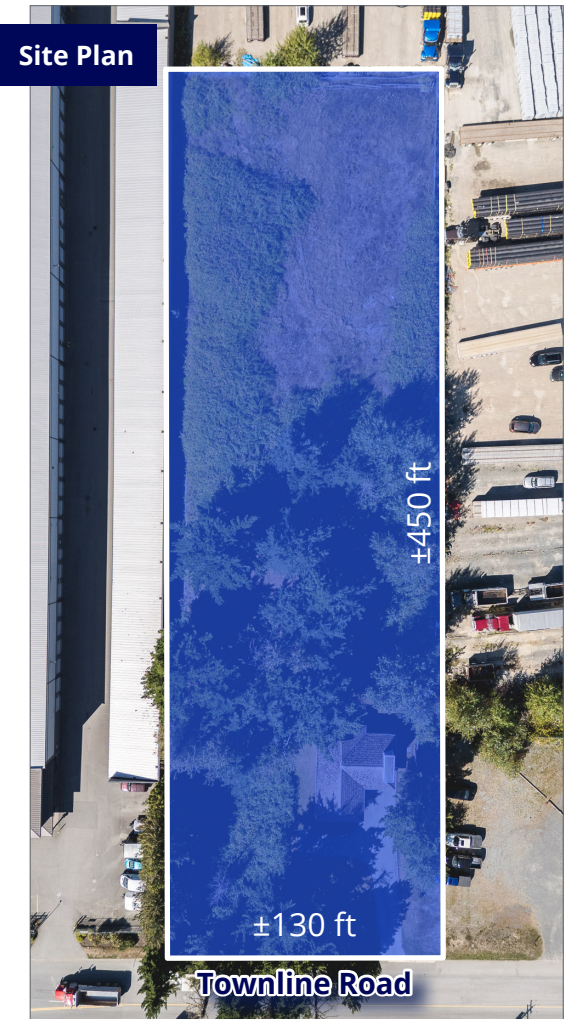
2055 Townline Road presents a rare opportunity in one of Abbotsford's most sought after commercial corridors. Strategically located in West Abbotsford, the property is set just off Townline Road with quick connections to Highway 1, Mt. Lehman Road, Fraser Highway, and South Fraser Way.

This location places the site within minutes of Abbotsford International Airport, the Sumas U.S. Border Crossing, and the region's major trade and transportation routes, offering seamless access across the Fraser Valley and into Metro Vancouver. The surrounding area has experienced significant commercial and residential growth, making this a highly desirable node for future development or investment.

Salient Facts

Civic Address	2055 Townline Road, Abbotsford B.C.
PID	008-818-142
Legal Description	Lot 14 Section 13 Township 13 New Westminster District Plan 25806
Site Size*	1.34 Acres (58,370 SF)
Current Zoning	A1 – Agricultural Zone 1 (not in ALR)

*All measurements are estimates and should not be relied upon without independent verification.

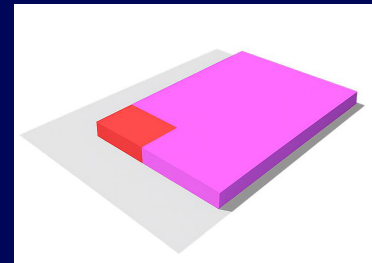


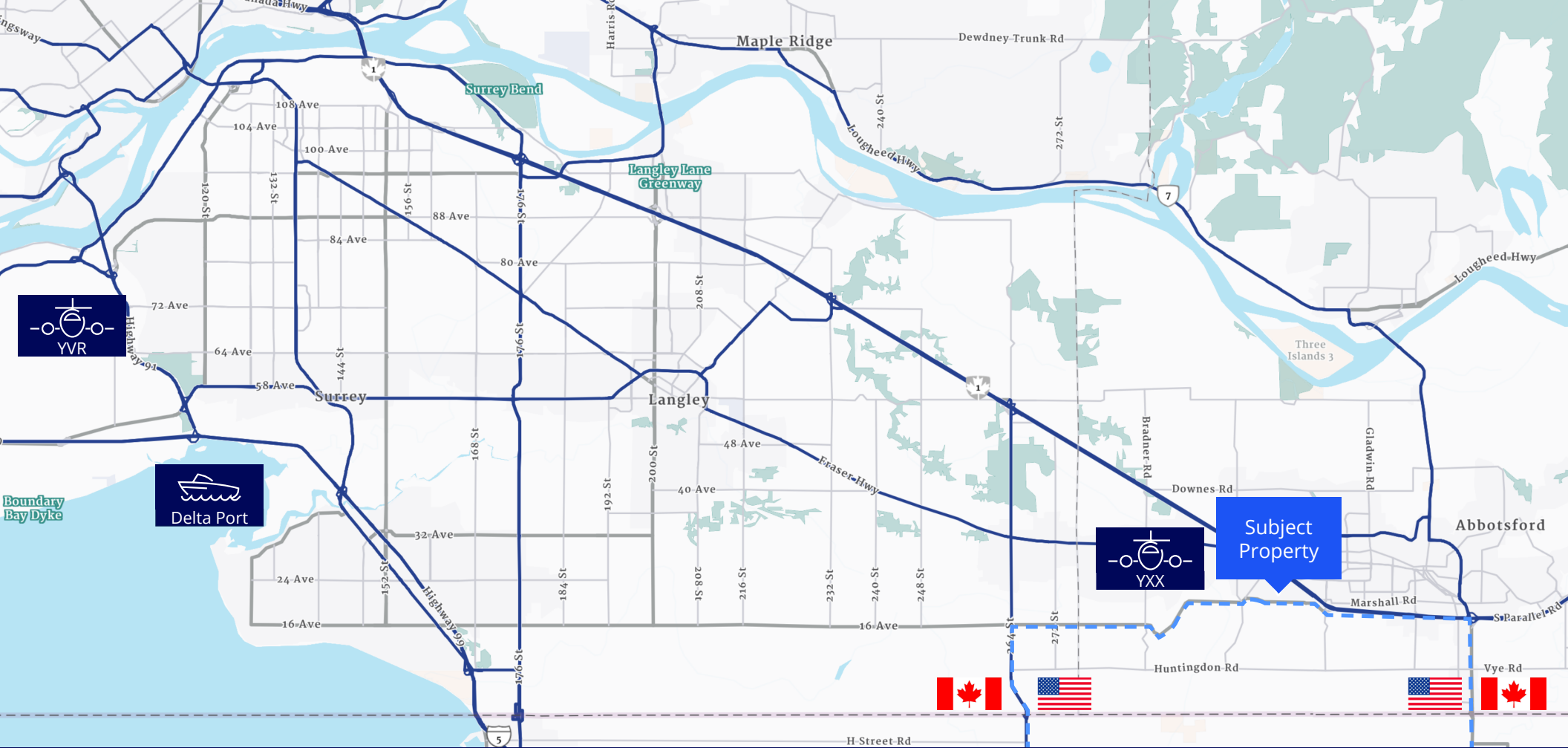
Official Community Plan (OCP)

General Industrial (I2) permits a wide range of uses. These include:

- Auto Repair
- Building Supply Outlets
- Landscape Supply Businesses
- Recreational Vehicle Sales
- Commercial Vehicle Sales
- Farm Equipment Dealerships
- Warehouse Operations
- Vehicle Recycling Facilities

General Industrial





DRIVE TIMES

YXX	2 mins	Sumas Border Crossing	15 mins	Langley City	25 mins
Highway 1	4 mins	Aldergrove Border Crossing	17 mins	Port Kells	20 mins
Fraser Highway	4 mins	Mission	20 mins	Highway 7	20 mins
Highway 11	8 mins	Chilliwack	25 mins	Delta Port	55 mins
Gloucester	10 mins	Maple Ridge	30 mins	YVR	1 hour



Offering Process

The Property is being offered on an “as is” basis and Offers will be reviewed “as and when presented”

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