

FOR SALE



Sumas Way Properties

604-817-7338

info@donmunrorealestate.com

www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation

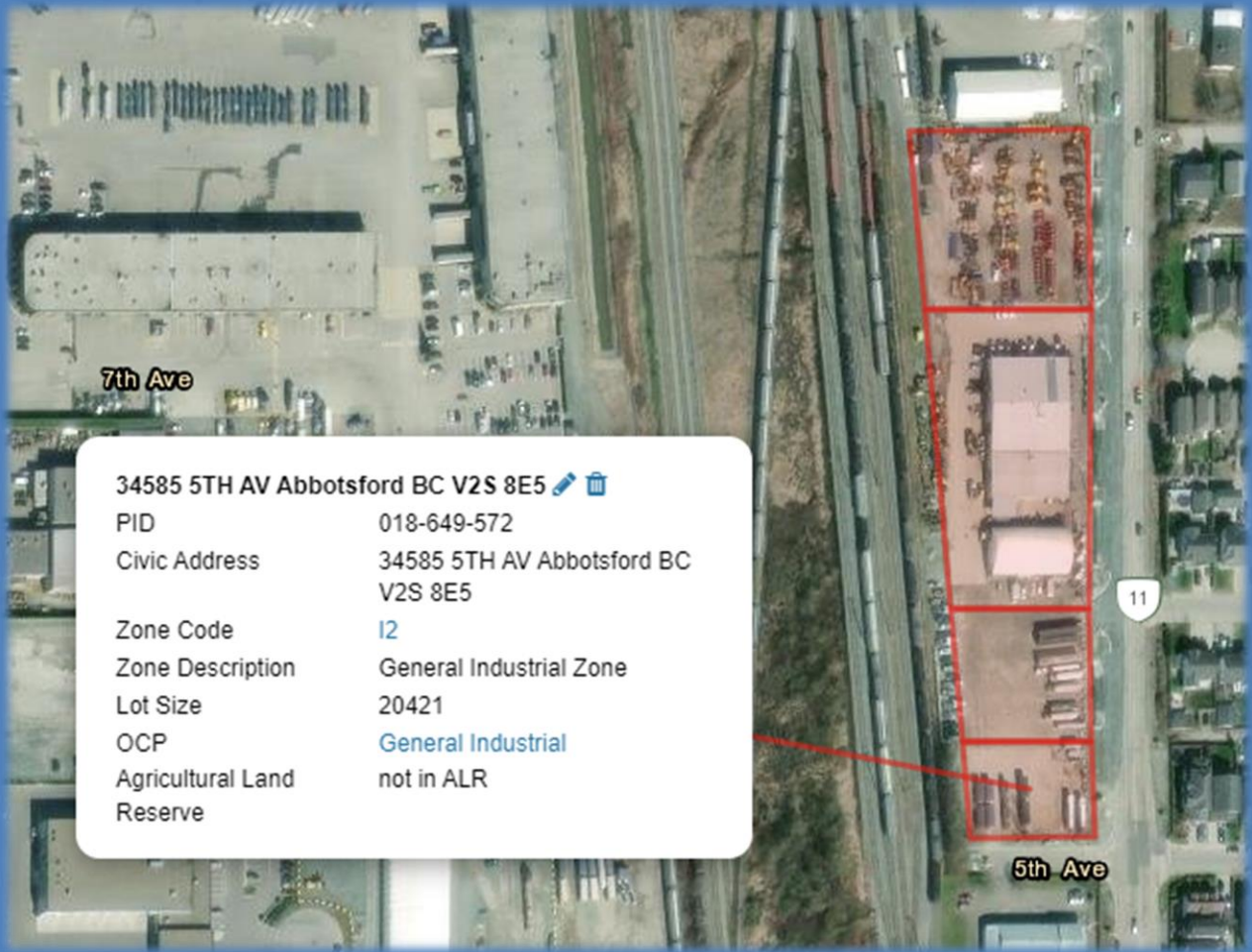




- 1- 34585 5th Avenue
- 2 – Sumas Way
- 3 – 339 Sumas Way
- 4 – 391 Sumas Way

TOTAL ACREAGE: +/-4.083 Acres

PRICE: \$25,000,000



34585 5TH AV Abbotsford BC V2S 8E5  

| | |
|---------------------------|---------------------------------------|
| PID | 018-649-572 |
| Civic Address | 34585 5TH AV Abbotsford BC V2S 8E5 |
| Zone Code | I2 |
| Zone Description | General Industrial Zone |
| Lot Size | 20421 |
| OCP | General Industrial |
| Agricultural Land Reserve | not in ALR |

Legal: LOT D SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP14842 EXCEPT PLAN EPP38980

PID: 018-649-572

Taxes: \$20,279.01 (2023)

Lot Size: 20,421 Sq. Ft.

Zoning: I2

OCP: General Industrial



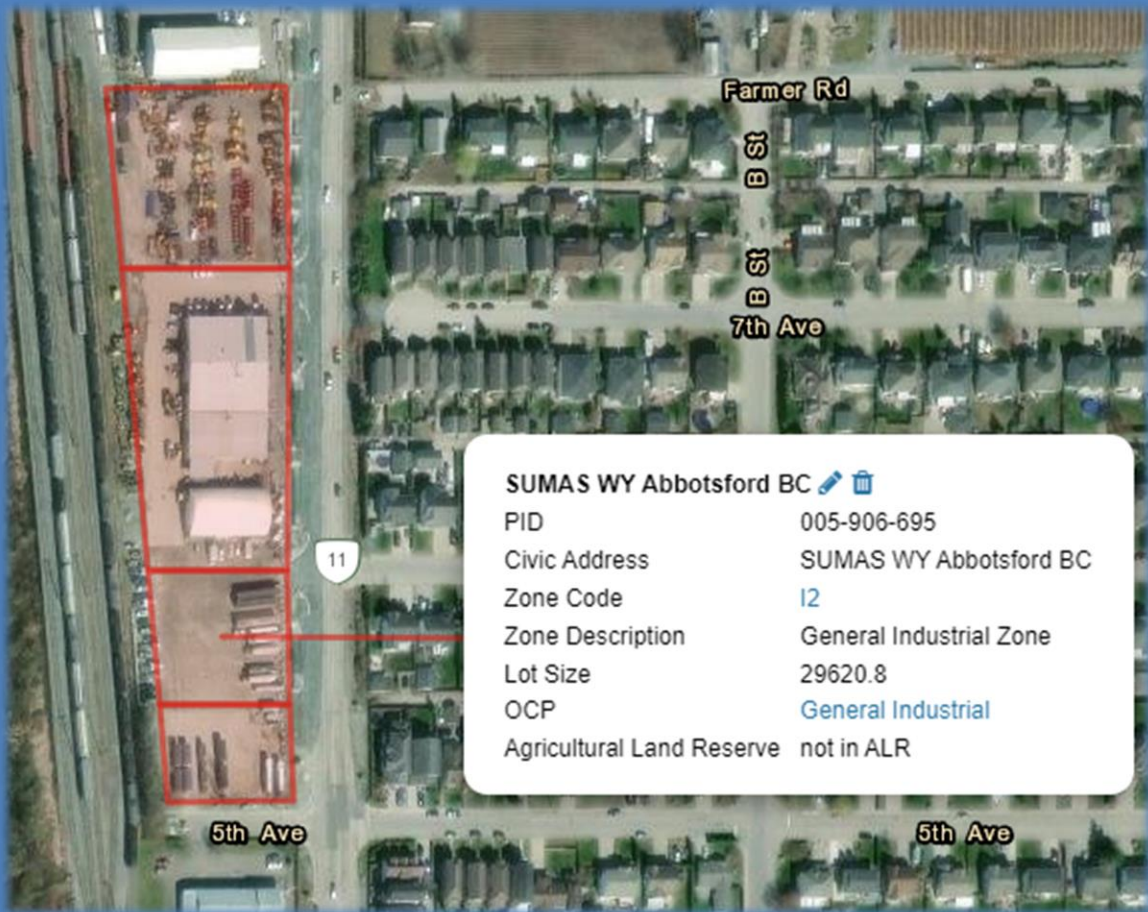
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Legal: PARCEL "B" (REFERENCE PLAN 3005A)
 SOUTH WEST QUARTER SECTION 2
 TOWNSHIP 16 NEW WESTMINSTER
 DISTRICT EXCEPT PLANS 9071 AND
 EPP38980

PID: 005-906-695

Taxes: \$27,664.52 (2023)

Lot Size: 0.68 Acres

Zoning: I2

OCP: General Industrial



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Legal:

PARCEL "C" (REFERENCE PLAN 3019)
SOUTH WEST QUARTER SECTION 2
TOWNSHIP 16 NEW WESTMINSTER
DISTRICT EXCEPT PARCEL "A" (REFERENCE
PLAN 3205), PLANS 9071 AND EPP38980

PID:

013-335-421

Taxes:

\$74,275.84 (2023)

Lot Size:

1.74 Acres

Zoning:

I2

OCP:

General Industrial



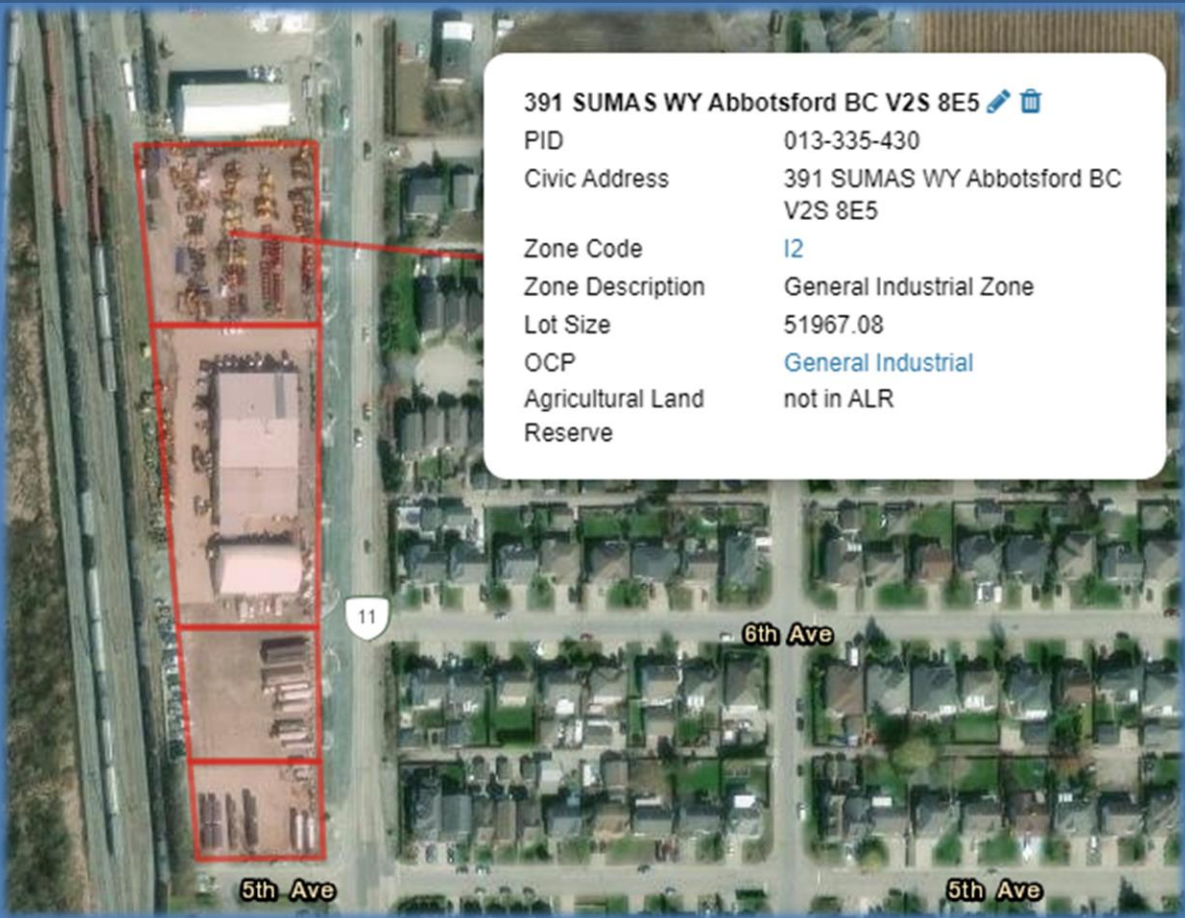
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391 SUMAS WY Abbotsford BC V2S 8E5  
PID 013-335-430
Civic Address 391 SUMAS WY Abbotsford BC V2S 8E5
Zone Code I2
Zone Description General Industrial Zone
Lot Size 51967.08
OCP General Industrial
Agricultural Land Reserve not in ALR

Legal: PARCEL "A" (REFERENCE PLAN 3205) OF PARCEL "C" (REFERENCE PLAN 3019) SOUTH WEST QUARTER SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT EXCEPT PLANS 9071 AND EPP389

PID: 013-335-430

Taxes: \$40,797.53 (2023)

Lot Size: 1.193 Acres

Zoning: I2

OCP: General Industrial



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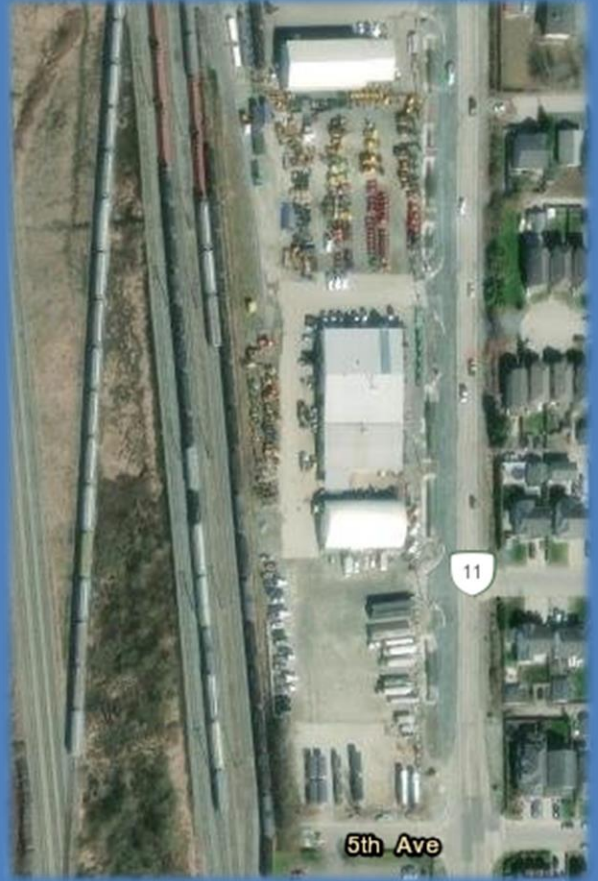


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- Rail Spur Service
- Sumas Highway Exposure
- Close Proximity to US Border Crossing



About Abbotsford

Nestled on the flatlands between the Coast and Cascade mountain ranges, Abbotsford (pop. 135,000) lies in the heart of the Fraser Valley, 68km/42m east of Vancouver and just 5km/3mi from the US border. While Hwy 1 connects the community east and west, its airport has put Abbotsford on the international map. For many tour operators and regional airlines, Abbotsford is an alternate arrival/departure point to Vancouver's International Airport.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow. The municipality's southern boundary is the Canada-United States border, across which is Sumas, Washington. In Canada, it is bordered by the Township of Langley to the west, the Fraser River and the District of Mission to the north, and the City of Chilliwack to the east. Much of Abbotsford enjoys views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

Known as a "City in the Country", Abbotsford is blessed with British Columbia's richest agricultural lands, family-friendly hospitality and sophisticated urban amenities.



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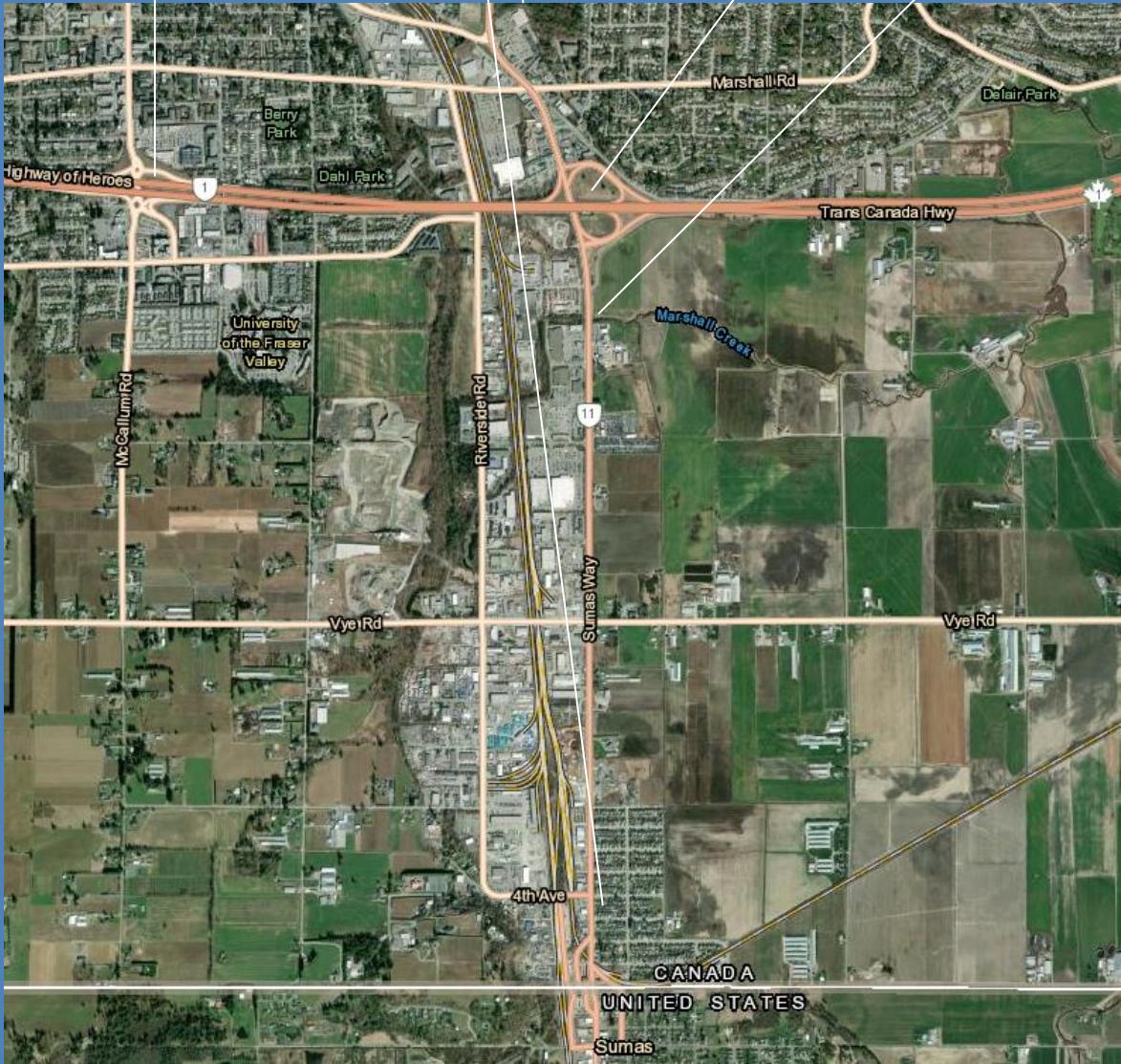
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Trans Canada Highway

Subject Property

Hwy #11 Exchange

Sumas Way



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