

Active		29578 FRASER HIGHWAY		\$900,000 (LP)												
R2837779		Abbotsford		(SP)												
Board: F , Land Only		Aberdeen														
Other		V4X 1H2														
	Days on Market:	0	List Date:	1/1/2024	Expiry Date:	1/1/2025										
	Previous Price:	\$0	Original Price:	\$900,000	Sold Date:											
	Frontage:	228.00	Subdiv/Complex:													
	Meas. Type:	Feet	P.I.D.:	027-714-721												
	Frontage Metric:		Taxes:	\$182.12												
	Depth:	334.00	For Tax Year:	2023												
	Price/SqFt:		Zoning:	SR												
	Sub-Type:		Rezoneable?:													
	Exposure:	North	Flood Plain:	No												
	Permitted Use:															
Title to Land: Freehold NonStrata					<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>1.25</td> </tr> <tr> <td>Hect:</td> <td>0.51</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </tbody> </table>		Lot Area		Acres:	1.25	Hect:	0.51	SqFt:	0.00	SqM:	0.00
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Acres:	1.25															
Hect:	0.51															
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SqM:	0.00															
Tour: View - Specify																
Sanitary Sewer: None		Property Access: Allowed Access		First Nation Reserve:												
Storm Sewer: At Lot Line		Parking Access:														
Water Supply: City/Municipal		Fencing:														
Electricity: At Lot Line		Property in ALR/FLR: Yes - Agricultural Land														
Natural Gas: At Lot Line		Seller's Interest: Registered Owner														
Telephone Service: Available Nearby		Information Pkg: Yes														
Cable Service: Available Nearby		Sign on Property: N														
Prospectus: Not Required		Sketch Attached: No														
Develop Permit: No		Property Disclosure: Yes:														
Bldg Permit Apprv: No		Trees Logged in last 2yr?: No														
Building Plans: Not Available		Perc Test Avail:														
		Perc Test Date:														
Legal: LOT 1, PLAN BCP38894, SECTION 22, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT																
Site Influences: Central Location, Recreation Nearby, Shopping Nearby																
Restrictions: Environmental																
Commission: 3.22% ON FIRST \$100,000 AND 1.15% ON REMAINDER OF SALE PRICE																
List Broker 1: eXp Realty (Branch) - OFC: 833-817-6506		List Broker 2: eXp Realty (Branch) - OFC: 833-817-6506		Appointments: Touchbase												
List Sales Rep 1: Jay Khakh - Phone: 604-418-2937		List Sales Rep 2: Nav Sekhon - PREC - Phone: 604-782-0988		Call: JAY KHAKH												
		jay@farmsinbc.com nav@farmsinbc.com		Phone: 604-418-2937												
List Broker 3:		3:														
Buyer's Broker 1:																
Buyer's Agent 1:																
Buyer's Broker 2:																
Buyer's Agent 2:																
Owner:																
Realtor Remarks: PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse on our website at www.farmsinbc.com.																
1.25 ACRE CORNER PROPERTY WITH SR ZONING! Located at the corner of Fraser Highway and Ross Road, this Land Only property has tons of potential for advertising exposure. Build a home, setup a business, or park a couple trucks. This central location has access to all city amenities and utilities. Call now for more information or to book a private showing!																