



**38989 NO. 4 ROAD, ABBOTSFORD**

2.39 ACRES · HOUSE & ACREAGE



**FARMS IN BC**  
REAL ESTATE GROUP



## ABOUT THE PROPERTY

2.39 ACRES located at the corner of No. 4 Road and South Parallel Road with high visibility from Highway #1 in Abbotsford.

Featuring a 2,283 SQ/FT Home with 3 Bedrooms and 3 Bathrooms, and a 400 SQ/FT storage shed. Offers all utilities such as 3 Phase Power, City Water, Natural Gas, and Septic System. The main driveway access has been extended to 12 meters or 39.3 feet to accommodate large trucks for shipping and receiving. The Food Processing Facility is a fully steel structure that is 14,707 SQ/FT built in 2022. The facility contains a large open area of 10,478 SQ/FT area with an 18' Clearance, 600 SQ/FT Cold Storage, 600 SQ/FT Dry Storage, and 220 SQ/FT Shipping area with 1 Loading Dock, a Lunchroom, a Change Room, and a Washroom.

**PRICE \$4,850,000**

**Frontage #1:** 542.94 ft (No. 4 Road)

**Frontage #2:** 747.27 ft (South Parallel Rd.)

**Depth:** 566.86 ft



### HOUSE

2,283 Sq.Ft.  
3 Beds | 3 Baths  
Built in 1989

South Parallel Road

747.27'

Trans-Canada Hwy

### SHED

400 Sq.Ft.

### FOOD PROCESSING FACILITY

14,707 Sq.Ft.  
16 Containers

542.94'

566.86'

No. 4 Road

- PID 007-974-876
- MLS R2852220
- GROSS TAX \$2,105.59 - 2023
- ZONING A2

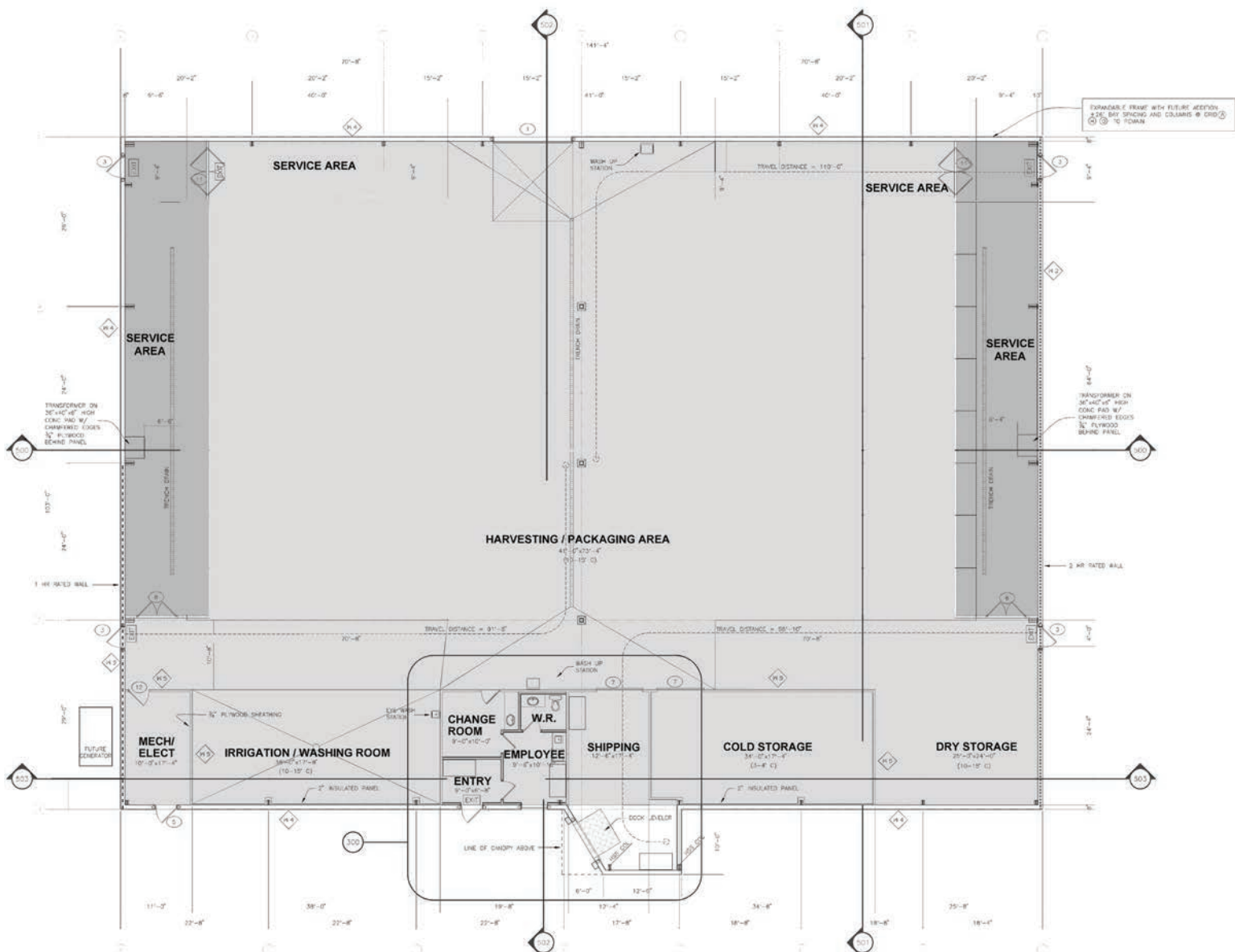
### DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document









**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 FLOOR AREA = 14,701 S.F.  
 POSTED OCCUPANT LOAD  
 30 PERSONS

- INDICATES 12' HIGH CEILING AREA
- INDICATES 10' HIGH CEILING AREA















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