




Active		29352 FRASER HIGHWAY		\$5,600,000 (LP)											
R2897087		Abbotsford		(SP)											
Board: F , Land Only		Aberdeen													
Other		V4X 1H1													
	Days on Market:	2	List Date:	6/25/2024	Expiry Date:	6/25/2025									
	Previous Price:	\$0	Original Price:	\$5,600,000	Sold Date:										
	Frontage:	310.86	Subdiv/Complex:												
	Meas. Type:	Feet	P.I.D.:	011-218-452											
	Frontage Metric:	94.75	Taxes:	\$1,298.58											
	Depth:	1423.95	For Tax Year:	2023											
	Price/SqFt:		Zoning:	A1											
	Sub-Type:		Rezoneable?:												
	Exposure:	North	Flood Plain:	No											
	Permitted Use:					<table border="1"> <tr> <th colspan="2">Lot Area</th> </tr> <tr> <td>Acres:</td> <td>14.01</td> </tr> <tr> <td>Hect:</td> <td>5.67</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </table>	Lot Area		Acres:	14.01	Hect:	5.67	SqFt:	0.00	SqM:
Lot Area															
Acres:	14.01														
Hect:	5.67														
SqFt:	0.00														
SqM:	0.00														
Title to Land:		Freehold NonStrata													
Tour:		Virtual Tour URL													
View - Specify		MOUNTAINS													
Sanitary Sewer:	None	Property Access:	Allowed Access	First Nation Reserve:											
Storm Sewer:	None	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:	Yes												
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 6, PLAN NWP7057, SECTION 22, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP35011 DBL EXP# C8061044														
Site Influences:	Central Location														
Restrictions:	None														
Commission:	3.22% ON FIRST \$100,000 AND 1.15% ON REMAINDER														
List Broker 1:	eXp Realty (Branch) - OFC: 833-817-6506	Appointments:	Phone L.R. First												
List Sales Rep 1:	Jay Khakh - Phone: 604-418-2937	Call:	JAY KHAKH												
List Sales Rep 2:	Nav Sekhon - PREC - Phone: 604-782-0988	Phone:	604-418-2937												
List Broker 2:	eXp Realty (Branch) - OFC: 833-817-6506														
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. Currently Leased to Nursery Operation. DBL EXP# C8061044														
14.01 ACRES ON FRASER HIGHWAY! This Land Only property is located in the Desirable Fraser Highway corridor providing tons of Exposure for your Business or Advertising! Build your Estate Home and Farm Buildings as needed. This property has City Water and Natural Gas available. Incredible views of Mt Baker from the back of the property, and is a short drive to all City Amenities. Out of the Floodplains and No Creeks. Ideal location for Truckers to park two trucks. Currently Leased as a Nursery Operation and there is No Access without Appointment. Call For More Information!															