



1963 TOWNLINE ROAD, ABBOTSFORD

7.44 ACRES • HOUSE & ACREAGE



FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

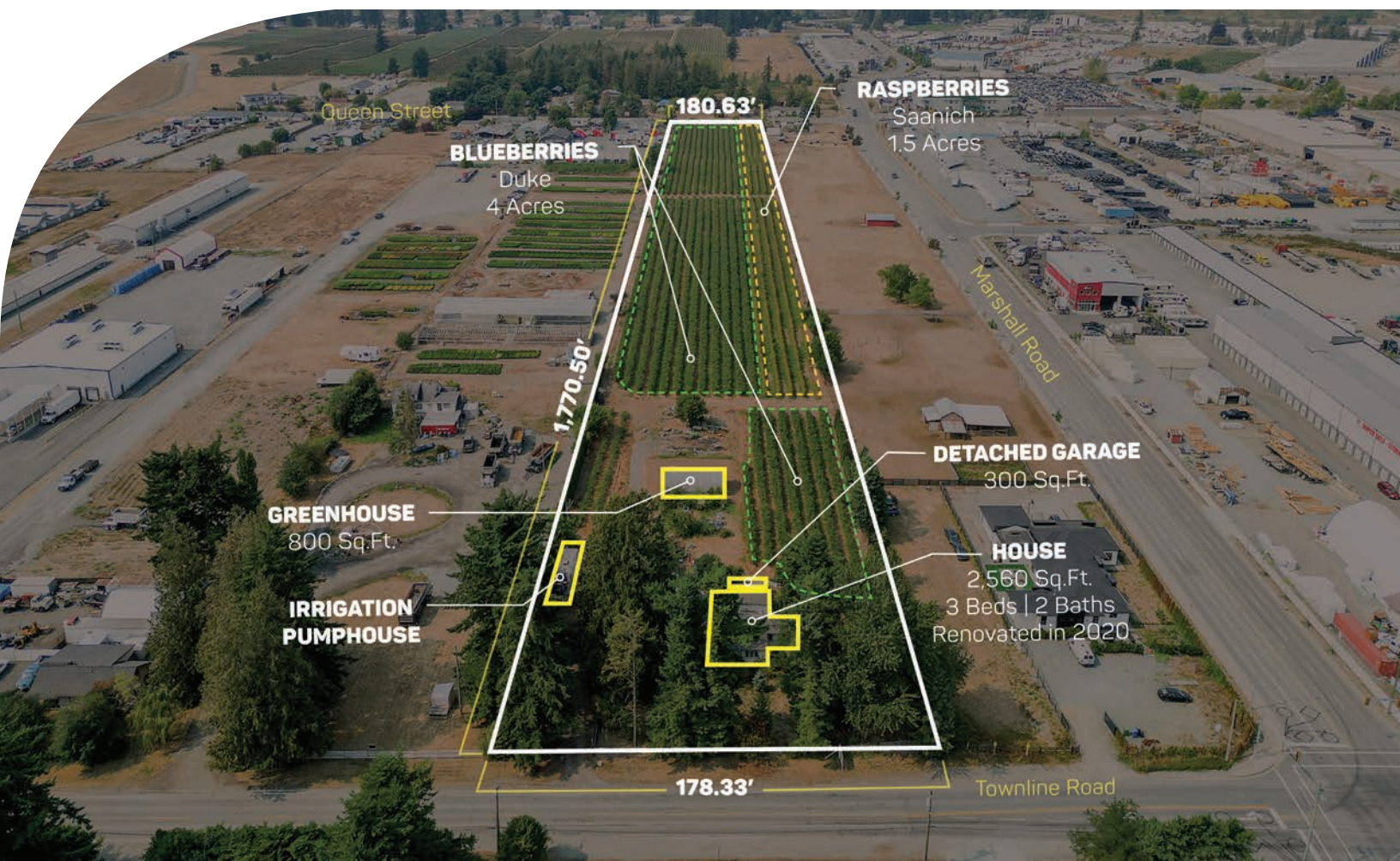
PRICE \$7,990,000

Frontage #1: 178.33 ft (Townline Road)

Frontage #2: 180.63 ft (Queen Street)

Depth: 1,770.50 ft

HOLDING OPPORTUNITY FOR INVESTORS: 7.44 ACRES IN SPECIAL STUDY AREA B - Abbotsford's OCP has designated this land for Future Industrial due to its immediate proximity to the Airport and Highway 1. Must comply with existing agricultural zoning until the City of Abbotsford and Agricultural Land Commission (ALC) are in agreement for the property to be taken out of the Agricultural Land Reserve (ALR). Features a 2,560 SQFT Home (3 Beds/2 Baths), 300 SQFT Detached Garage, 800 SQFT Greenhouse, 4 Acres of Duke Blueberry, and 1.5 Acres of Saanich Raspberry. Frontage on both Townline Road and Queen Street, and is one parcel away from the Marshall Road intersection. Fully serviced with City Water and Natural Gas. Newly built 941 SQFT Coach House (2 Beds/1 Baths) above 3 Car Garage in 2025.

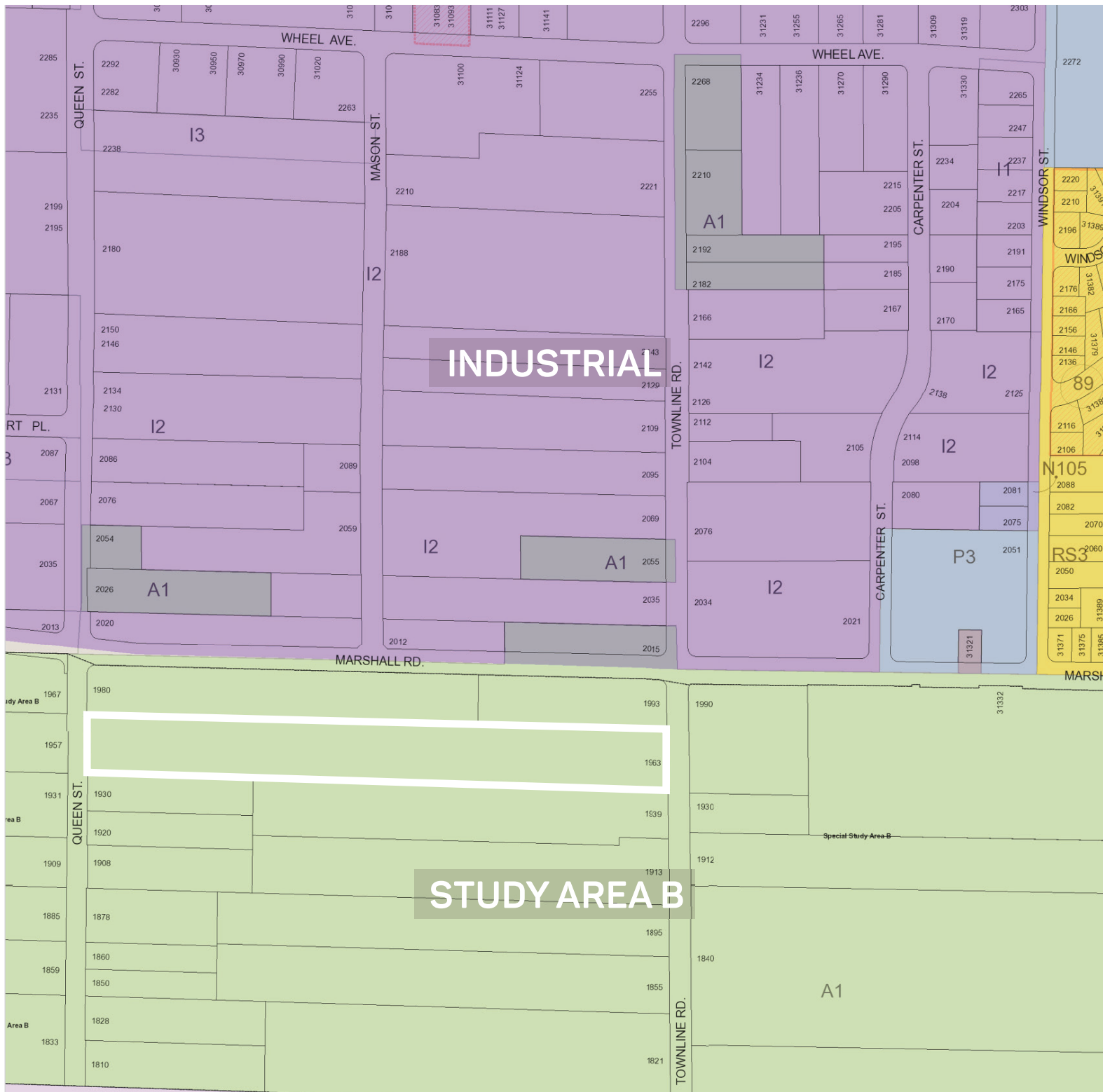


- PID 009-772-146
- MLS# R3101566
- GROSS TAX \$1,566.19 - 2025
- ZONING A-1

DUE DILIGENCE DOCUMENTS

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





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