FARMS IN BC
REAL ESTATE GROUP

PRIME
PROPERTY GROUP

2475 MT LEHMAN ROAD, ABBOTSFORD

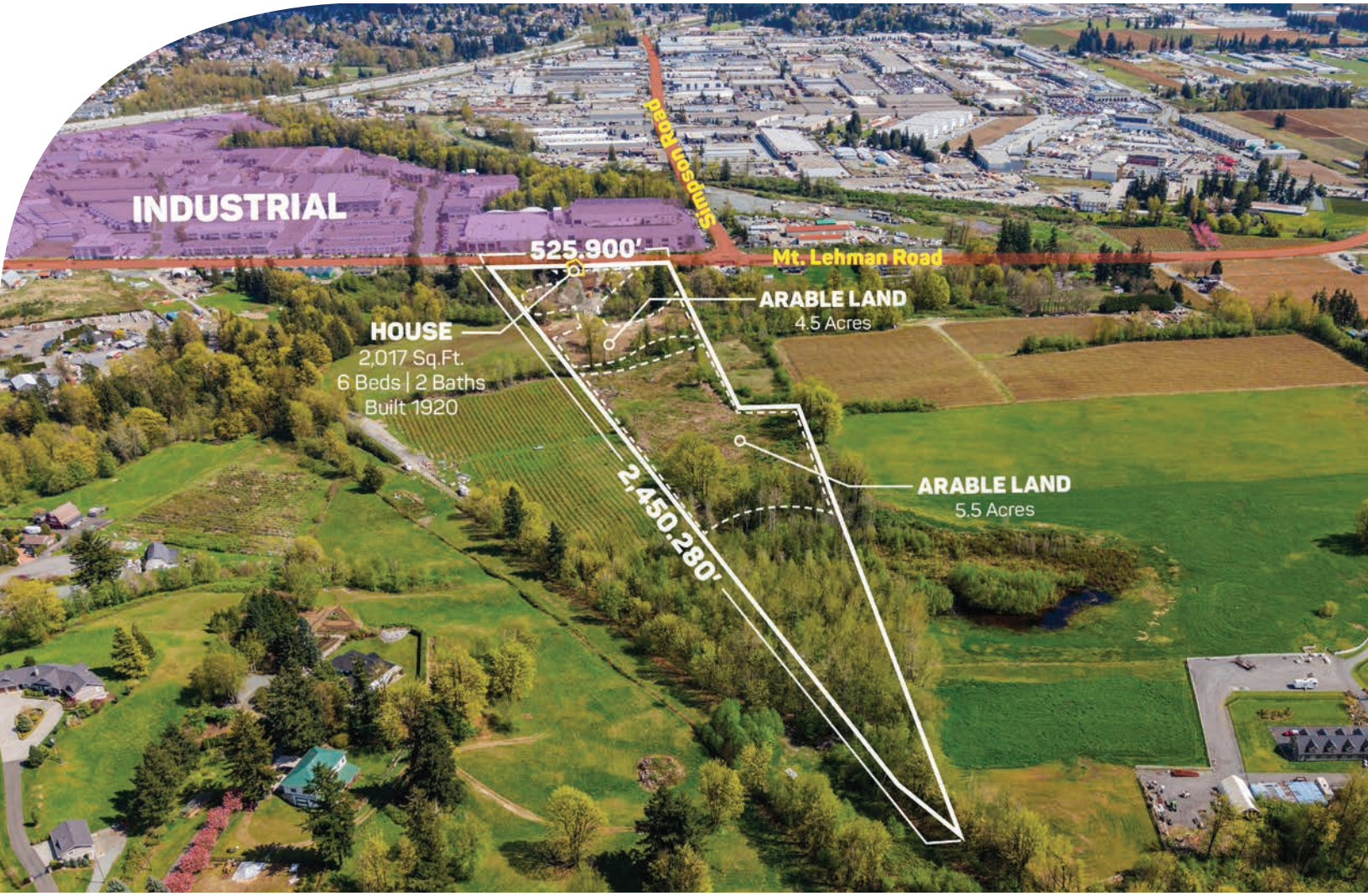
15.75 ACRES • HOUSE & ACREAGE

PRICE $2,399,900

Frontage: 525.900 ft (Mount Lehman Rd)
Depth: 2,450.280 ft

ABOUT THE PROPERTY

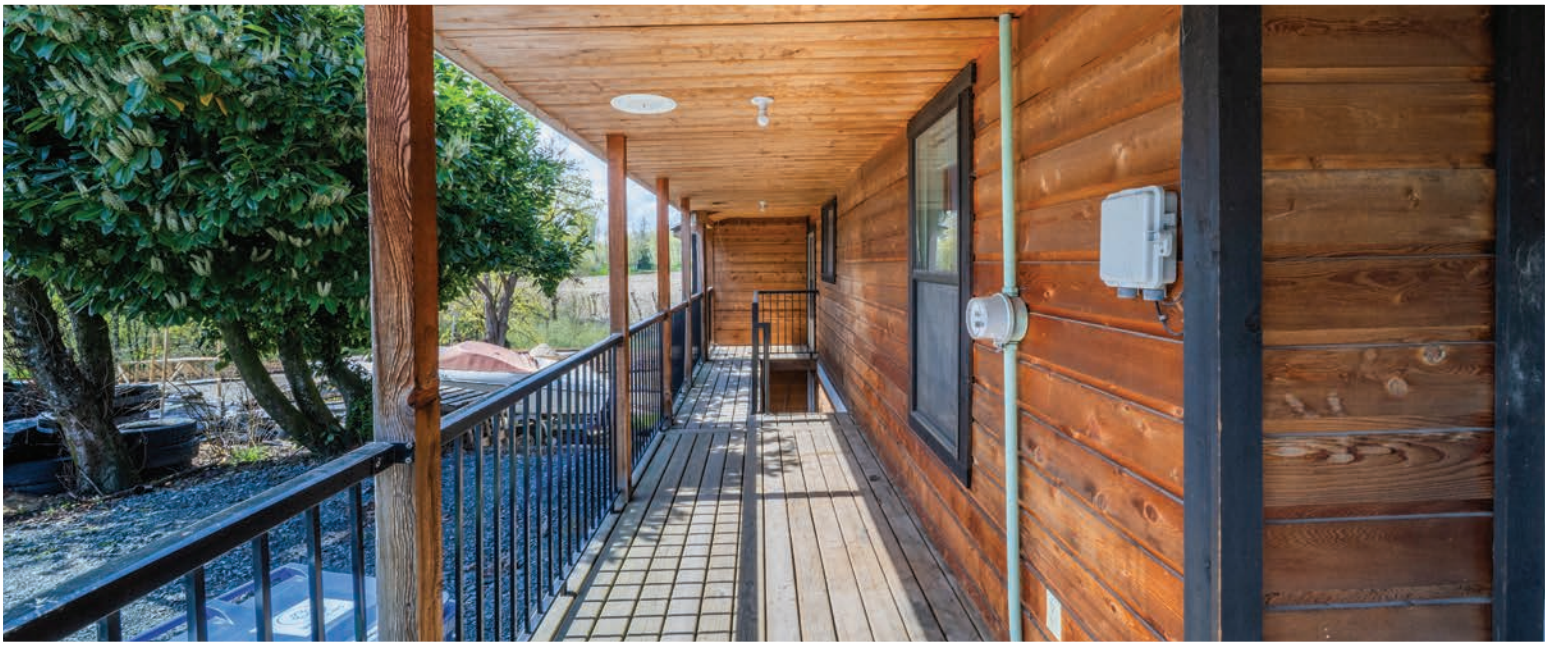
15.75 ACRES NEAR INDUSTRIAL ON MT LEHMAN! Features a 2,017 SQFT Home with 6 Beds & 2 Baths, ideal for rental income while planning your Estate Home build with Mt Baker views. New Culvert installed and over 10 Acres Fully Cleared for Planting. A great holding opportunity in the rapidly expanding Mt Lehman corridor, surrounded by ongoing development and offering upside potential from the proposed Simpson Road Extension along the south boundary. Located within the ALR, zoned for Agricultural use, and Not in the Floodplains. This high exposure property is just minutes to Abbotsford Airport, Highstreet Mall & Highway 1. Showings by Appointment Only.

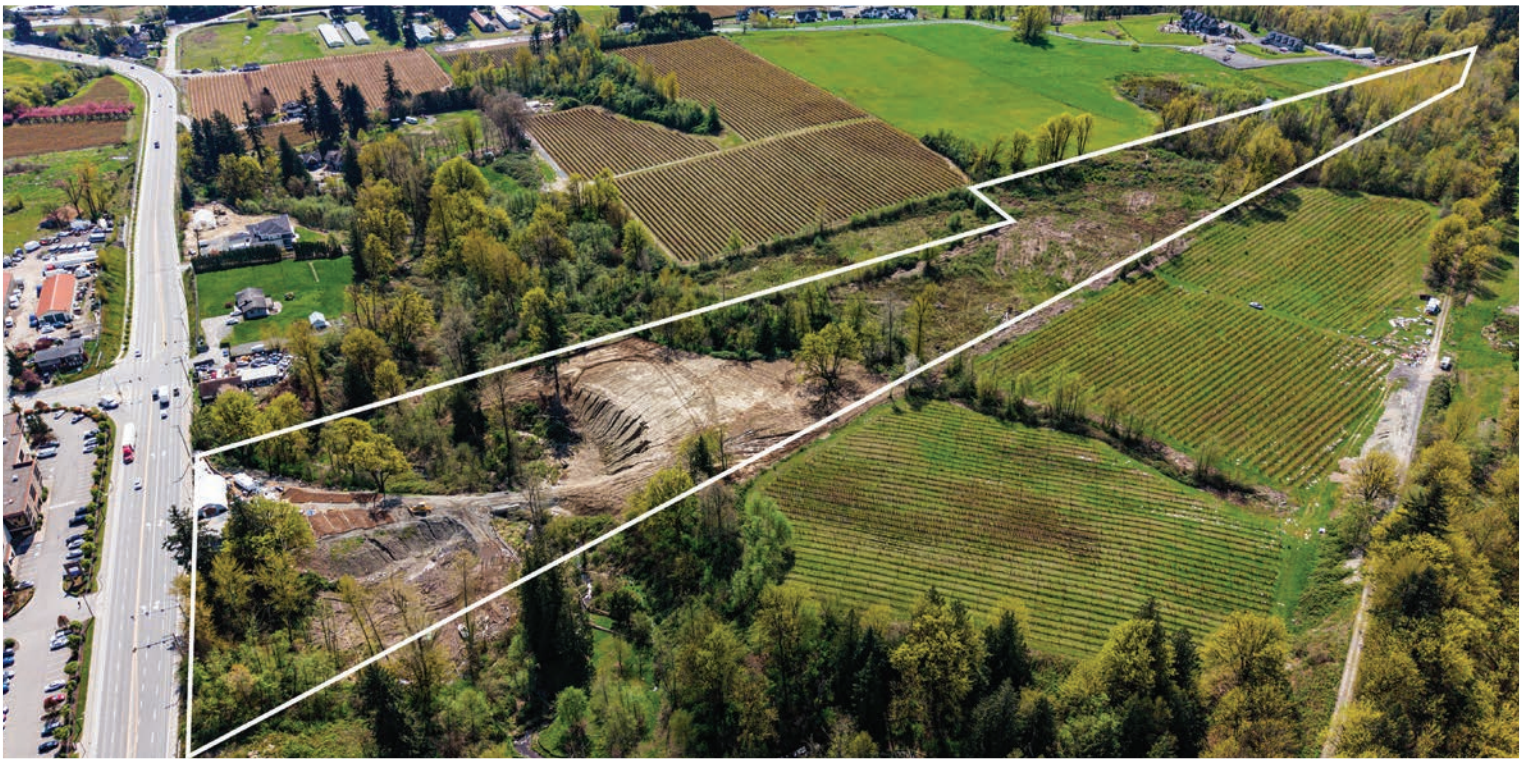


- **PID** 013-341-995
- **MLS** R3115563
- **GROSS TAX** $9,183.02 - 2025
- **ZONING** A-1

DUE DILIGENCE DOCUMENTS

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





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