



FOR SALE BY COURT ORDER

3036 Gladwin Road,
Abbotsford, British Columbia

*9.615 Acre Multi-Family
Development Site situated
within Abbotsford's Urban Core*

For more information, please contact:

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3036 Gladwin Road,
Abbotsford, British Columbia

The Opportunity:

To acquire a 9.615 acre multi-family development site situated within the urban core of Abbotsford. This “park like” property is one of the last remaining large undeveloped sites in the area.

Municipal Address:

3036 Gladwin Road, Abbotsford, BC

Legal Description:

Lot 1 Section 21 Township 16 New Westminster District Plan BCP27985. PID: 026-942-658

Location:

The property is located at the intersection of Gladwin Road and Garibaldi Drive, within the popular Clearbrook neighbourhood. The property is within walking distance to Abbotsford’s regional shopping malls and newly built Real Canadian Superstore, half block away.

Property Description:

The property is irregular in shape and is comprised of a single vacant lot. The property is gently sloped from west to east offering a “park like” setting.

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Improvements:

The property is vacant and unimproved with an exception of an old house and an outbuilding. Partial site preparation was completed in 2008 for grading, re-contouring and excavation.

Zoning & Density:

The property is currently zoned High-rise Apartments (RMH), providing for a maximum density of 2.50 FSR and maximum height of 164 feet. Based on a full 2.50 FSR the total maximum potential density for the property is 1,047,115 square feet.

Alternative development plans could include low-rise apartment and townhouse developments. Current zoning also permits some retail development.

Price:

\$12,000,000

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