

FOR SALE

LONDONPACIFIC
REDEFINING LAND



ABBOTSFORD | CITY CENTRE

EXCLUSIVE LISTING

6-STOREY MIXED-USE DEVELOPMENT OPPORTUNITY

2549 Cyril St, Abbotsford



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THE OPPORTUNITY

DEVELOPMENT OVERVIEW

Situated in Historic Downtown Abbotsford sits 4 parcels of bare land awaiting your creative ideas. These parcels are currently separated into two potential development sites, but may be able to be adjoined into one large site with an assembly of the middle piece.

Current Zoning

**C-7 Historical Downtown
Commercial Mixed-Use**

Density

2.5 FSR

Gross Site Area

± 6,000 SQFT / 6855 SQFT

Gross Buildable Area

± 32,137.5 SQFT

Site Dimensions

± 30 FT x 99.7 FT

± 30 FT x 120 FT

± 20 FT x 120 FT

± 30 FT x 120 FT

PRICE

\$1,400,000

The Official Community Plan designated land use is for six storey mixed-use developments, ideally located just steps away from the downtown core. Alternatively, if the sites are not adjoined, a storefront with retail above would be an ideal buildout.

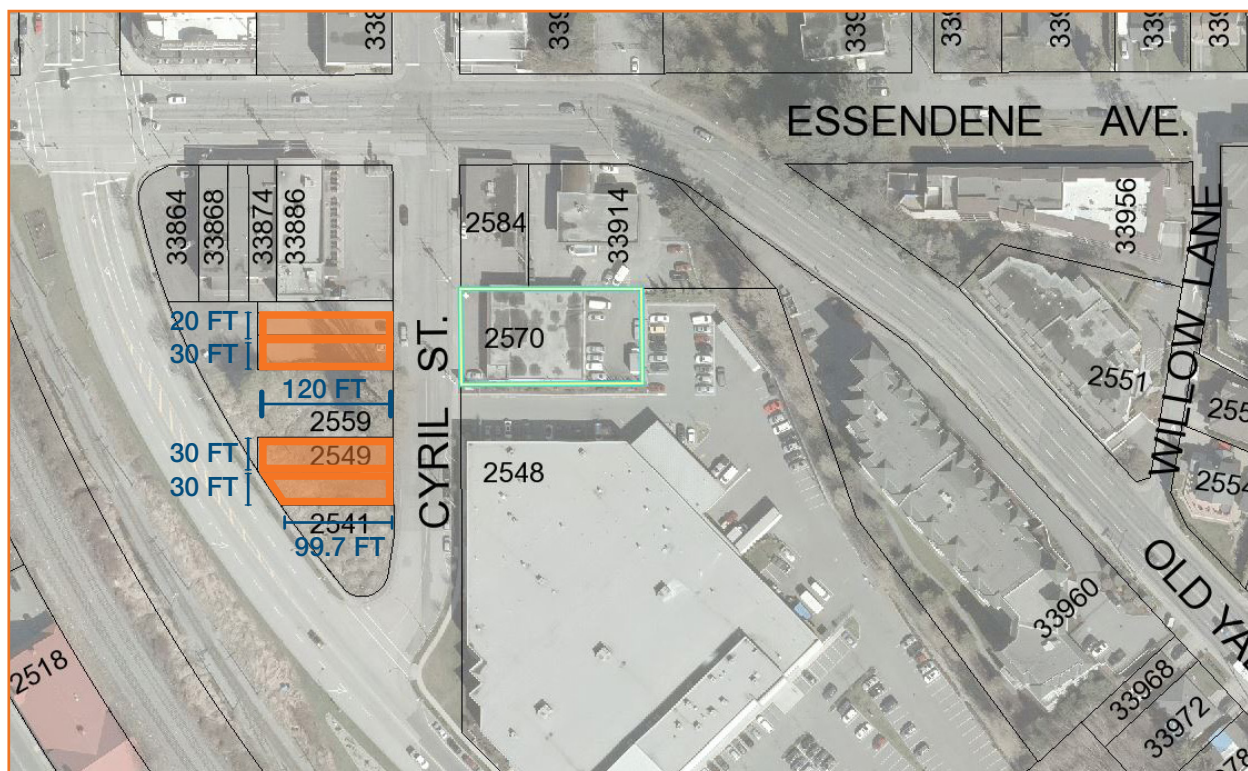
HIGHLIGHTS:

- Four parcels of bare land in Historic Downtown Abbotsford.
- Development potential for two separate buildings/ two separate sites.
- Total land for sale is 12,855 square feet or 0.295 acres.
- Two development sites (6000 sqft and 6855sqft) with potential to acquire more parcels.
- Zoned C-7 (Historic Downtown Commercial Zone).

PROPERTY OVERVIEW

ADDRESS	PID	SIZE	FSR
2549 Cyril St, Abbotsford	011-570-032	3,298 SQFT	2.5
None	011-570-008	3,557 SQFT	2.5
None	004-118-197	2,400 SQFT	2.5
None	004-118-189	3,600 SQFT	2.5

GROSS BUILDABLE SIZE 32,137.5 SQFT

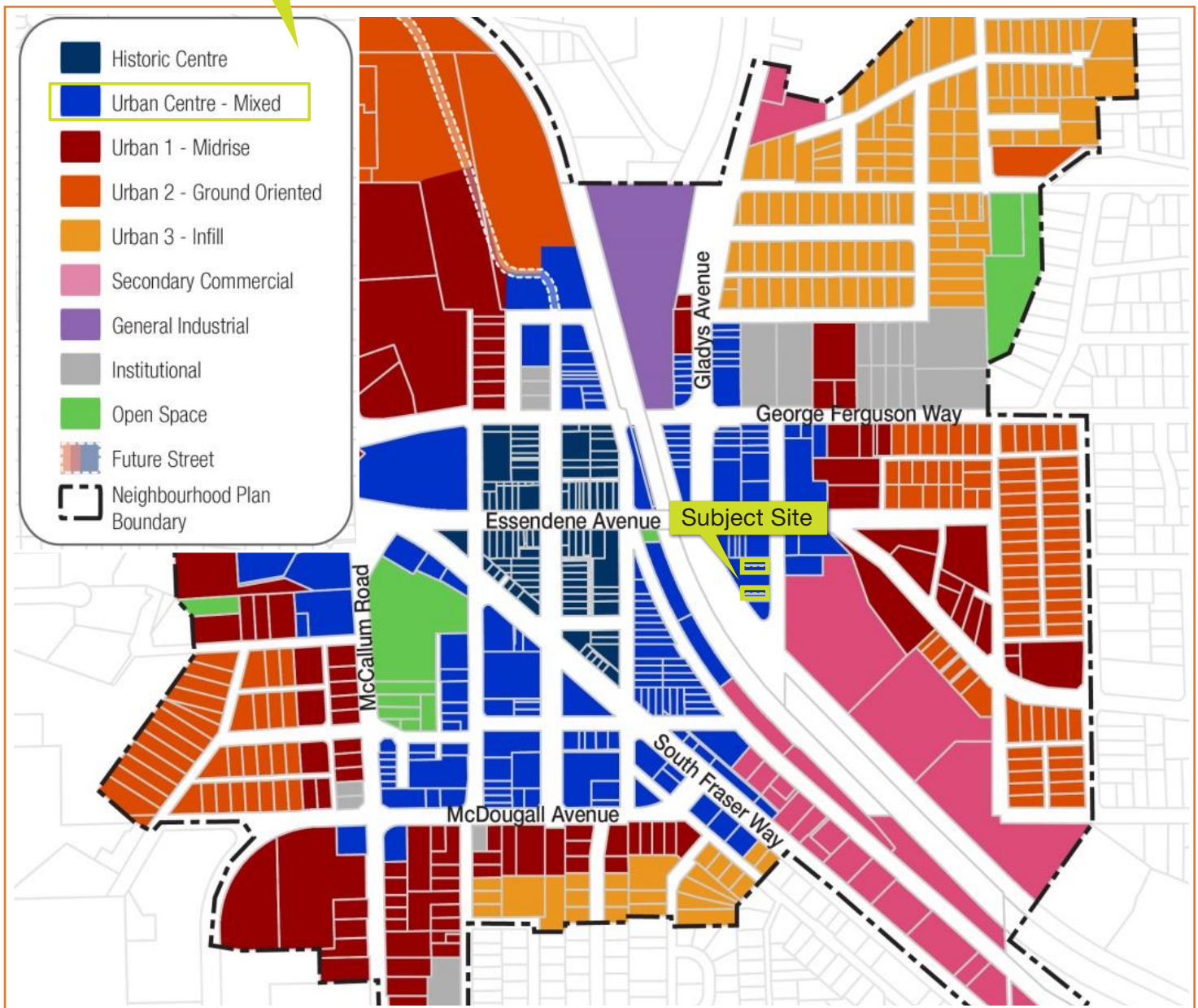


Intent: To accommodate commercial and mixed use developments in the Historic Downtown area.

Permitted Uses Table for C7 Zone	
Principal Uses	
.1 Animal Hospital	.13 Indoor Recreation Facility
.2 Apartment	.14 Liquor Store
.3 Brew-Pub	.15 Media Studio
.4 Child Care Centre	.16 Off-Street Parking
.5 Civic Use	.17 Office
.6 Coffee Shop	.18 Personal Service Establishment
.7 Commercial School	.19 Pub
.8 Congregate Apartment	.20 Restaurant
.9 Farmers Market	.21 Retail
.10 Financial Institution	.22 Seasonal Garden Centre
.11 Funeral Parlour	.23 Tourist Accommodation
.12 Health Care Office	
Accessory Uses	
.24 Bed and Breakfast	
.25 Home Occupation – Level 1	

LAND USE DESIGNATIONS

<p>Urban Centre – Mixed Use</p> 	<p>Enable a mix of uses to support the Historic Centre with higher residential density and commercial uses</p> <p>Support main street retail character on certain streets outside the Historic Centre</p>	<p>Mixed use buildings</p> <p>Heights are a maximum of 6 storeys</p>	<p>Mixed use (residential and commercial)</p> <p>Multi unit residential</p> <p>Commercial</p>	<p>1.0 to 2.5 FSR</p> <p>(an additional up to 0.5 FSR may be granted when 6 storeys cannot be achieved at 2.5 FSR)</p>
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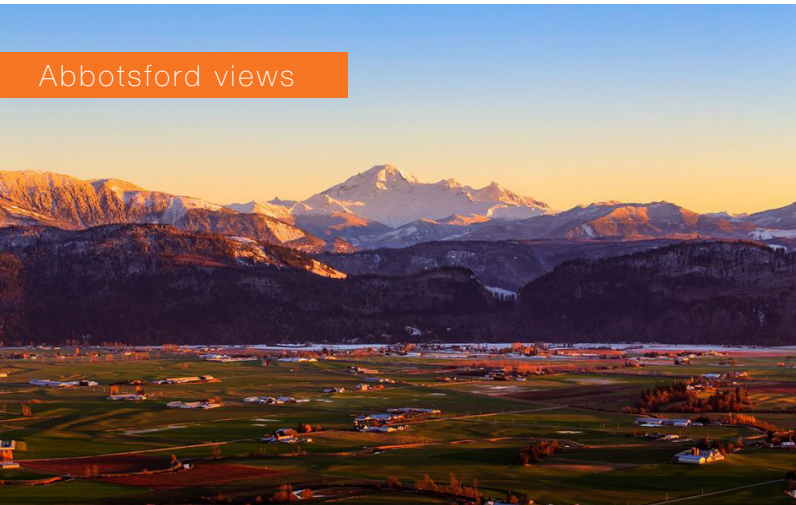
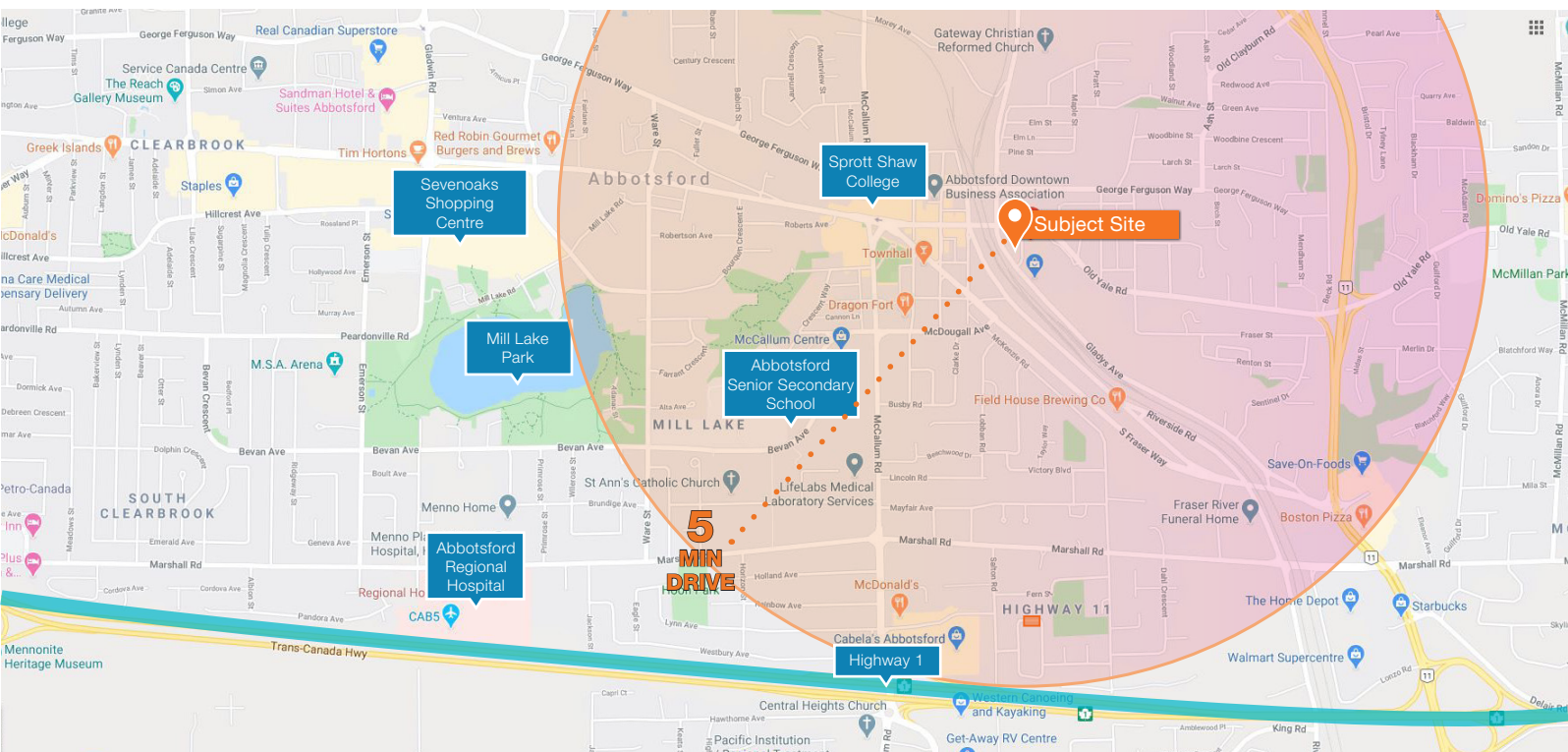


THE LOCATION

DOWNTOWN CENTRE

Situated in historic downtown Abbotsford, this location is conveniently located near multiple shops and amenities.

The neighbourhood is highly walkable and provides an array of restaurants, retailers, schools and parks. Furthermore, the location is seamlessly tied into transit making it desirable for residents.



Abbotsford views



Historic Downtown

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