

**INFORMATION PACKAGE**

**FOR**

**26.5 ACRES (APPROX.)**

**AT 31560 MARSHALL RD.**

**ABBOTSFORD, B.C.**

**OFFERED FOR SALE AT**

**\$7,500,000.00**

**PRESENTED BY**

**KEN NEUFELD**

**HOMELIFE GLENAYRE REALTY CO. LTD.**

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The subject property is approx. 26.5 acres located at the intersection of Foy ST. and Marshall Rd. in Abbotsford in the Clearbrook Industrial area.

Of this area about 16.5 acres has been exempt by the ALC for future Industrial Use and would be suitable for IB-1 and I-2 zoning.

Underlying soil conditions range from primarily gray clay at the north end of the property to gravel at the south end. The land is somewhat contoured sloping downwards as you proceed south from the northern boundary and is relatively flat in the southern half.

Discussions have been held with the City of Abbotsford relative to future development of the site and some of these comments are included. Further information is available from the Listing Agent.

A survey of the site has been commissioned as well as a contour map and detail indicating all pertinent dimensions.

While there are some areas on the property that indicate wetness the owners have informed the Listing Agent that these are man-made ponds where water naturally stands for a period since the underlying soil is gray clay-noted for it's lack of permeability to water. The owners have indicated there are no creeks or adverse conditions to be concerned with on the site. Concerns of this nature could be addressed by an Environmental survey and the soil conditions by a detailed soils analysis- neither of which has been ordered by the owners.

There is a clear possibility that the land could be subdivided into two parcels, one of ten acres and the other about 16.5 with legal access being granted through the MCC lands until Martens St. is constructed.

For further information please contact Ken Neufeld, Homelife Glenayre Realty Co. Ltd.