



35893 OLD YALE ROAD

ABBOTSFORD, BC

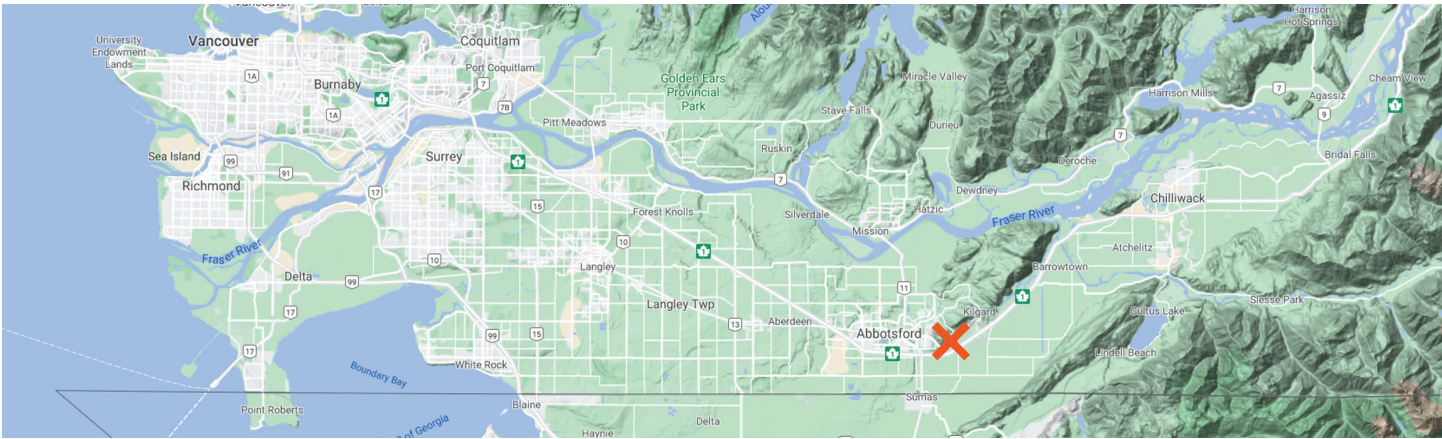
MULTI-FAMILY DEVELOPMENT FSR 1.5

BEAUTIFUL VIEW

SPACIOUS 5 BEDROOM HOME

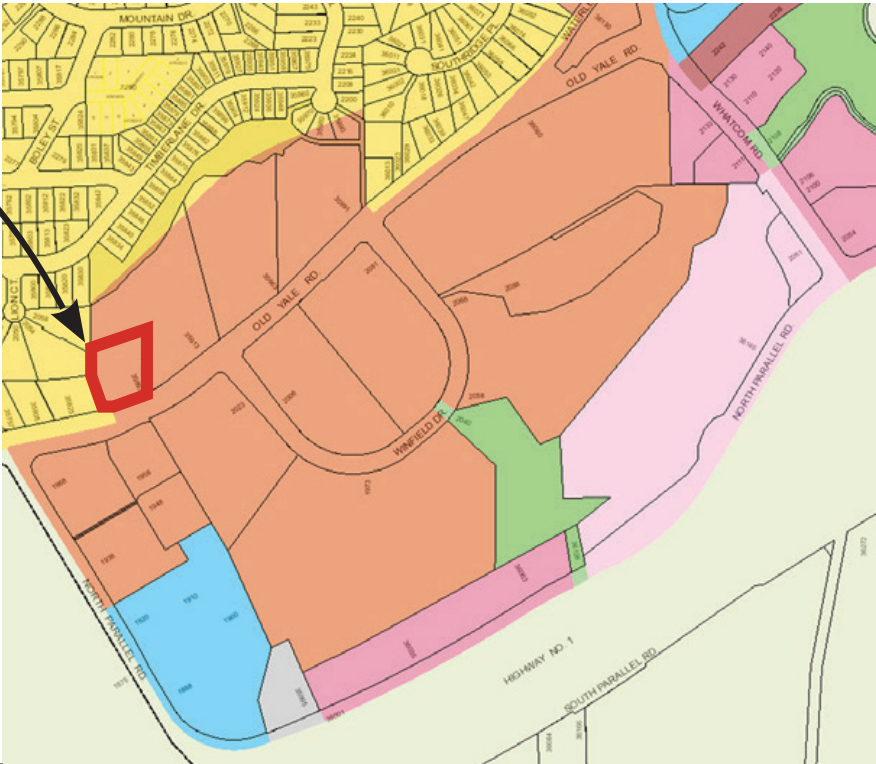
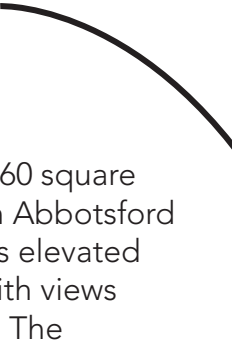
43,500 SQUARE FOOT PROPERTY

\$ 3,900,000



\$3,900,000
 43,560 Square Feet
 35893 Old Yale Road
 Abbotsford, BC

35893 Old Yale is a 43,560 square foot property located in Abbotsford East. This one-acre lot is elevated above Old Yale Road with views across the Fraser Valley. The property is designated as Urban 2 Ground zoning under the Official Community Plan, allowing for three storey multifamily. This is one of the last remaining undeveloped properties in an established and desirable community.



Urban 2 Ground Zoning

- Enable multifamily housing to support Mixed Use Centres and/or to serve as transition areas near single detached neighbourhoods

<p>Ground oriented multiplex, duplex, row or townhouses. Heights are limited to 3 storeys.</p> <p>Large sites (1 ha or greater) may incorporate multi storey buildings up to 4 storeys</p>	<p>Multi unit residential</p> <p>Accessory commercial (associated with a residential care facility)</p> <p>Home occupation, live/work</p>	<p>0.5 to 1.5 FSR</p>
--	---	-----------------------



VIEWS FROM PROPERTY ACROSS FRASER VALLEY



5 BEDROOM
4 BATHROOM
4,590 SQUARE FOOT HOME
3 CAR GARAGE
RV PARKING





DALLAS LA PORTA

604-518-0642

dallas@dallaslaporta.com

TEAM 3000 REALTY CORP.
NORTH VANCOUVER, BC, CANADA

