PRIME LAND

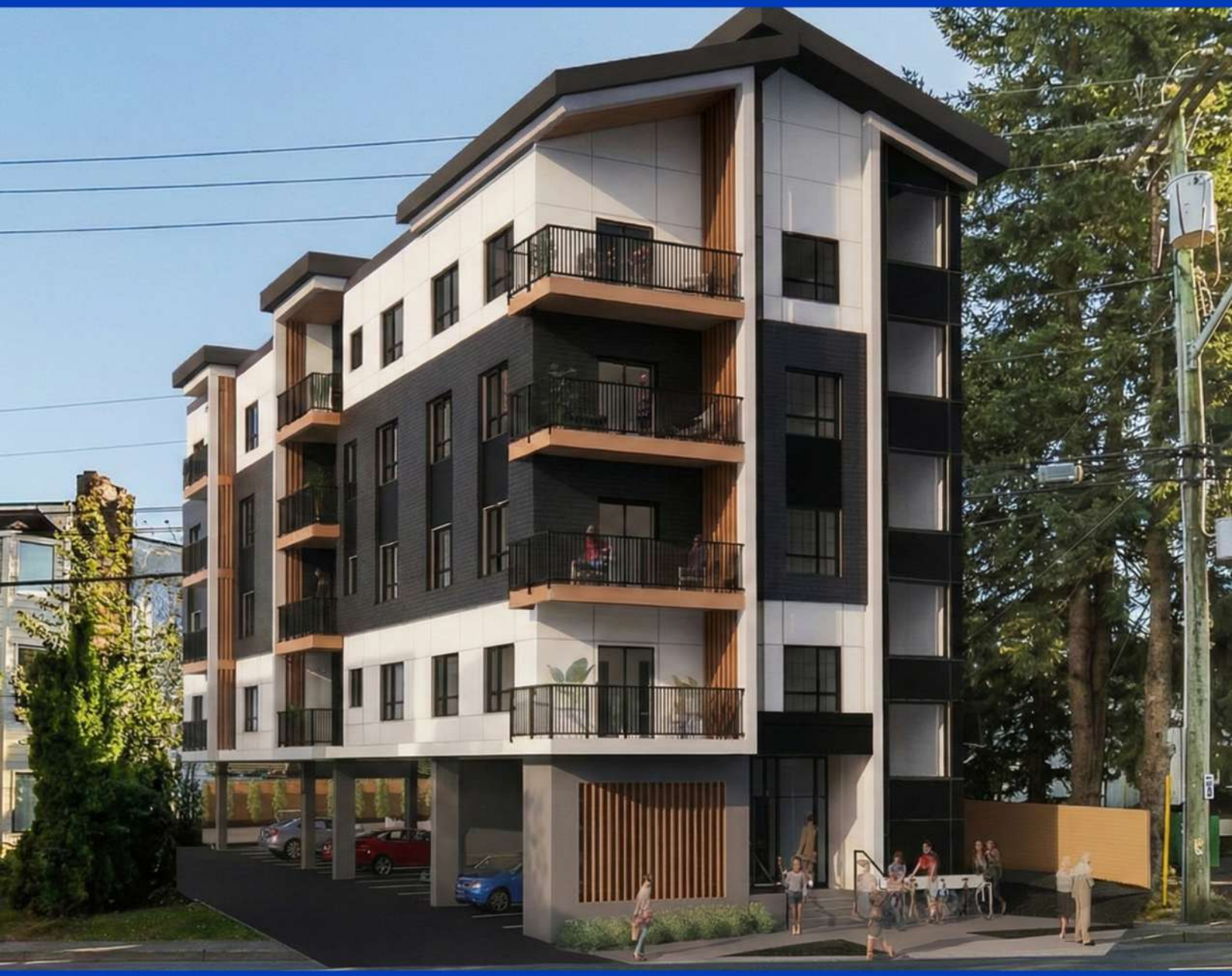
DEVELOPMENT OPPORTUNITY

Shovel-Ready Development

Property **Size of 0.23 acres**

Development or Holding Property

32076 George Ferguson Way, Abbotsford



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real

OPPORTUNITY

This is a rare opportunity to acquire a fully approved, shovel-ready multi-family development site in one of Abbotsford's fastest-growing urban districts. With zoning, design, and permitting already in place, a buyer can bypass years of entitlement risk and move directly into construction, capturing rental income far sooner than a typical development timeline would allow.

While the site measures 10,275 square feet, it delivers an impressive 16,005 square feet of buildable area, creating a highly efficient density profile that maximizes revenue potential on a compact footprint. This added buildable area significantly enhances project economics, allowing more rentable space without the carrying cost of excess land.

At a time when rental demand continues to outpace new supply, especially in centrally located, amenity-rich neighbourhoods, projects of this scale and efficiency are becoming increasingly difficult to replicate. The combination of a walkable City Centre location, purpose-built rental zoning, and cost-efficient construction design positions this project to deliver strong near-term cash flow and long-term value growth.

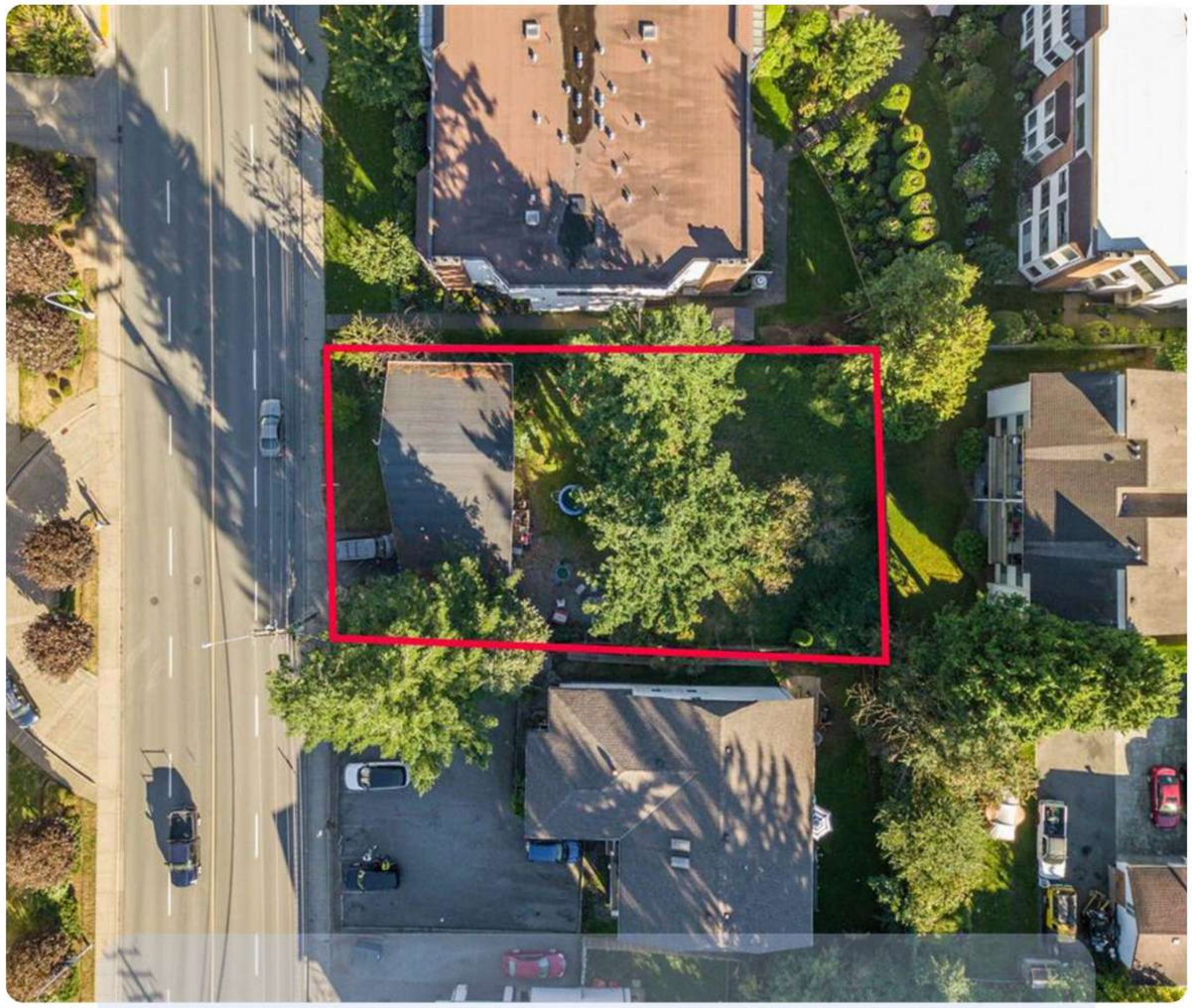
HIGHLIGHTS

- 12-unit apartment site fully approved and development-ready
- Eligible for CMHC Apartment Construction Loan Program
- The perfect location for a rental in the City Centre
- Buildable area of 16,005 Sq.ft

SALIENT DETAILS

	32076 George Ferguson Way, Abbotsford
PID:	005-005-141
LEGAL:	LOT 2 SECTION 20 TOWNSHIP 16 PLAN NWP21253 NWD PART NW 1/4 EXCEPTPLAN EPP132836 EXC PT DEDICATED RD ON PL 72837
SITE AREA:	10,275 Sq.ft
UNITS:	12 Units
ZONING:	Comprehensive Development Zone N98
OCP DESIGNATION:	Urban 1-Apartments
PRICING GUIDANCE:	**$1,389,900**

PROPERTY OVERVIEW



SITE POTENTIAL

0.23 Acres

12 Units

This is a permit-ready 12-unit apartment site in Abbotsford's City Centre with surface parking and no underground construction, keeping development costs low and margins strong.

The project qualifies for CMHC's Apartment Construction Loan Program, providing access to high-leverage, low-cost financing. With approvals in place and strong rental demand in the area, this site offers a rare opportunity to move straight into construction with reduced risk and accelerated returns.

LOCATION

This site is located in Abbotsford's City Centre, the city's primary commercial and residential core and one of the strongest rental markets in the Fraser Valley. The area is surrounded by major shopping, restaurants, transit routes, parks, medical services, and everyday amenities — all within minutes of the property — making it extremely attractive to long-term tenants who want convenience and walkability.

City Centre is also a major focus of Abbotsford's long-term growth and redevelopment, with the City actively encouraging higher-density residential projects and investment in the area. As this urban core continues to evolve, demand for well-located rental housing is expected to remain strong, supporting both stable cash flow and long-term appreciation for investors.

UNIT SUMMARY

UNIT	UNIT TYPES	# OF UNITS	UNIT AREA SF	TOTAL UNIT AREA SF
A	2 - Bed	4	888 SF	3,350 SF
B	2 - Bed	4	907 SF	3,628 SF
C	3 - Bed	4	1,150 SF	4,600 SF

*Based on architectural plan

Est. REVENUE POTENTIAL

Plan A: $2250/month

Plan B: $2250/month

Plan C: $2700/month

Over $345,600 annually

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CMHC FINANCING

National Housing Strategy

PERKS

Favourable Terms

- A 10-year term (closed to pre-payment) and a fixed interest rate locked in at first advance for certainty during the riskiest periods of development.
- up to a 50-year amortization period.
- Up to 100% loan to cost for residential space and up to 75% loan to cost for non-residential space. (depending on the strength of the application).

Low Costs

- Interest-only payments financed by the loan during construction through to occupancy permit.
- Principal and interest payments are due after 12 months of stabilized effective gross income.

Acces to CMHC Mortgage Loan Insurance

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- Principal and interest payments are due after 12 months of stabilized effective gross income.

***This Program includes an additional $15 billion in new loan funding, starting in 2025-26, to build more rental apartments, faster.**

Click here for more info on Construction Loan Program

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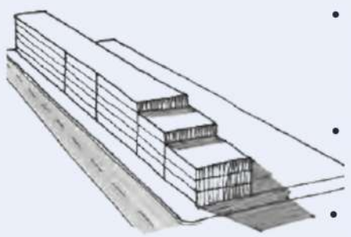
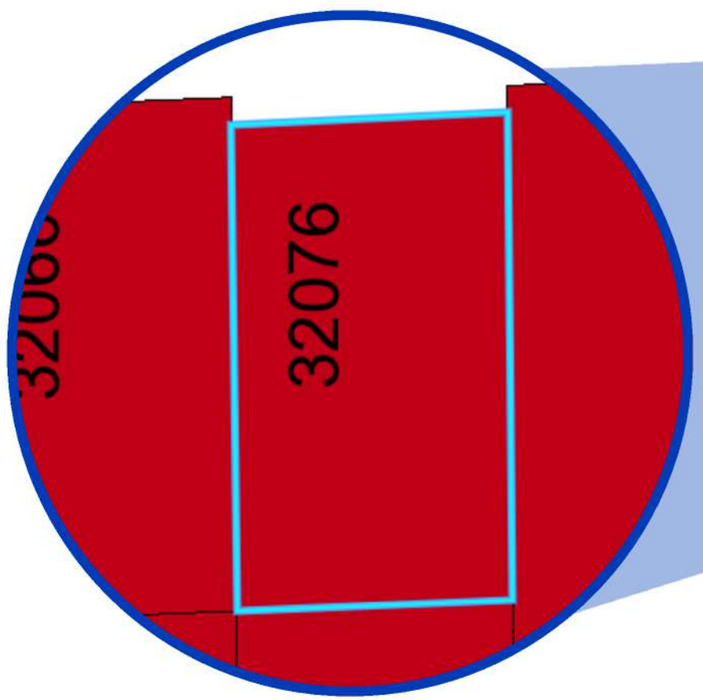
OFFICIAL COMMUNITY PLAN

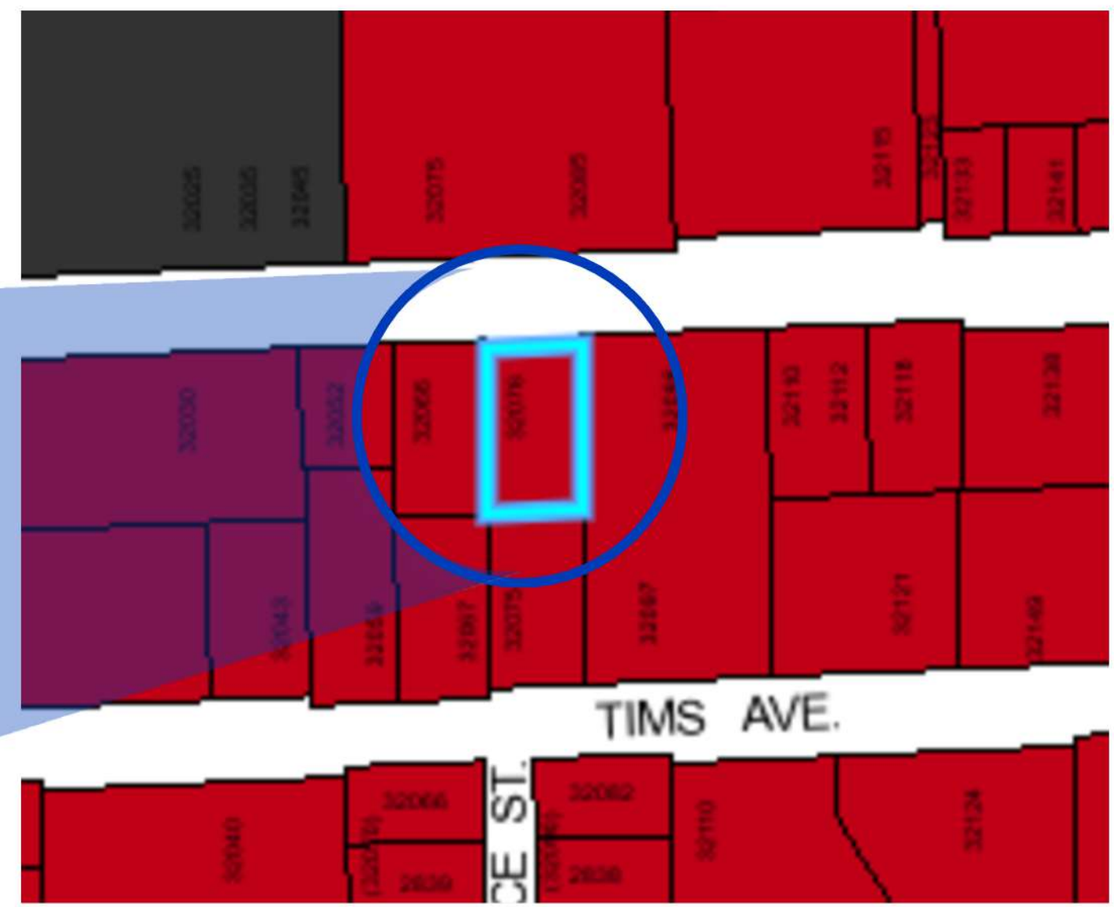
Urban 1 - Apartment

OCP Designation	Characteristics	Land Uses	Density
	• Multi-storey buildings, including low and midrises, and integrated ground-oriented units. • Up to 6 Storeys • Home occupation, live/work	• Multi-unit Residential • Accessory commercial, associated with a residential care facility (Commercial Street provisions may also apply) • Sites 1 ha or larger may incorporate some Townhouse	• 1.0 to 2.5 FSR • Up to a maximum 1.5 FSR with the provision of a Significant Community Benefit in accordance with the Zoning Bylaw

LAND USE

Apartment Civic Institutional





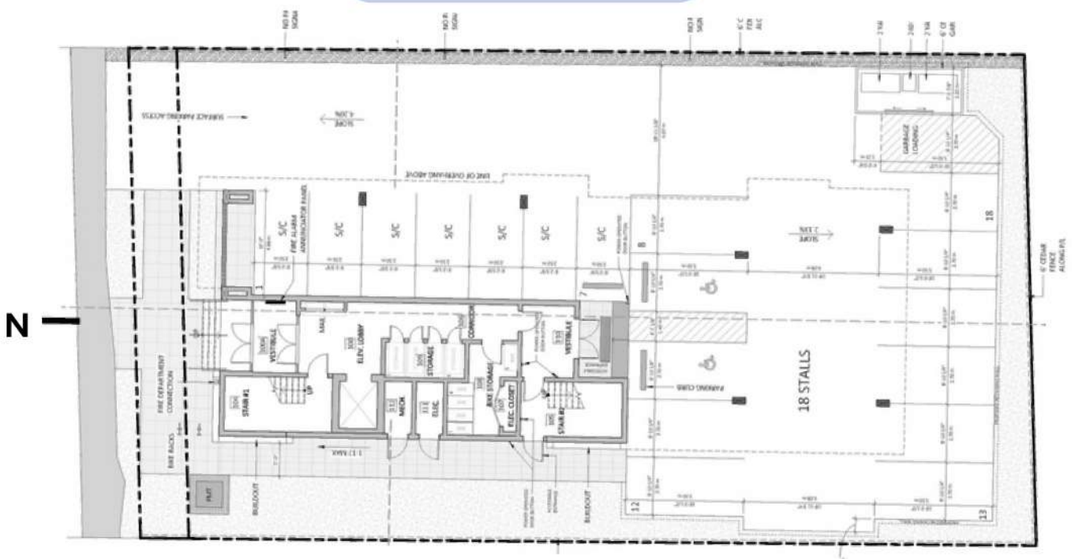
APPROVED BUILDING - RENDERINGS

Residential Development

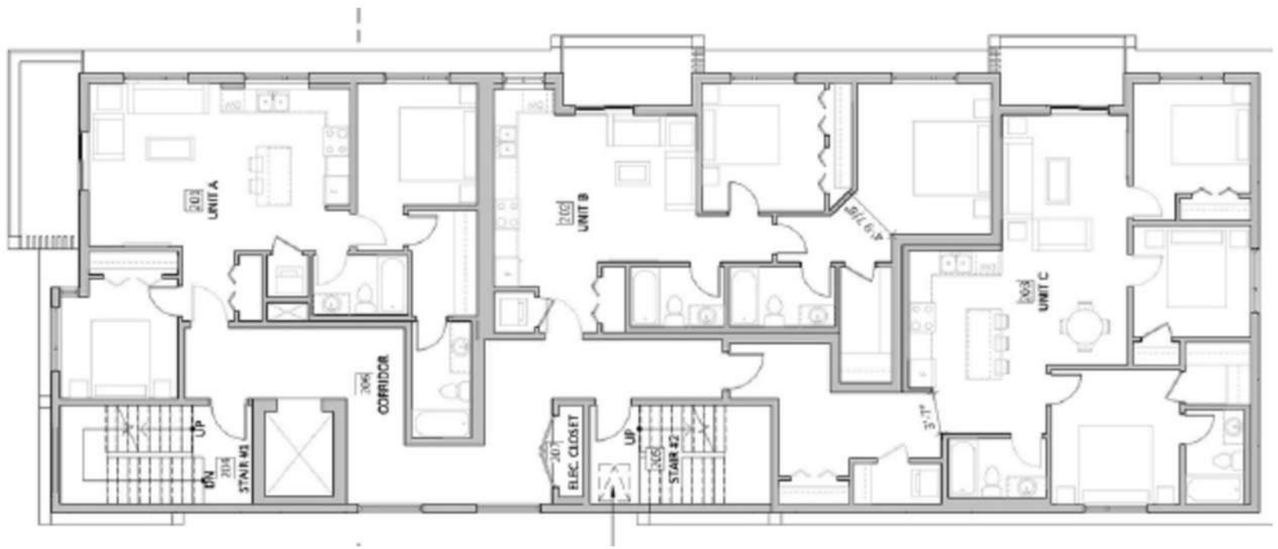
All renderings are for illustrative purposes only and do not form part of any offering. They are intended to provide a general visual reference and may not reflect the final design, density, zoning, or development potential of the property. Buyers are advised to conduct their own independent due diligence and verify all development potential, zoning, servicing, and approval requirements directly with the City and other relevant authorities.

ARCHITECHTURAL PLANS

1st Level



2nd-5th Level



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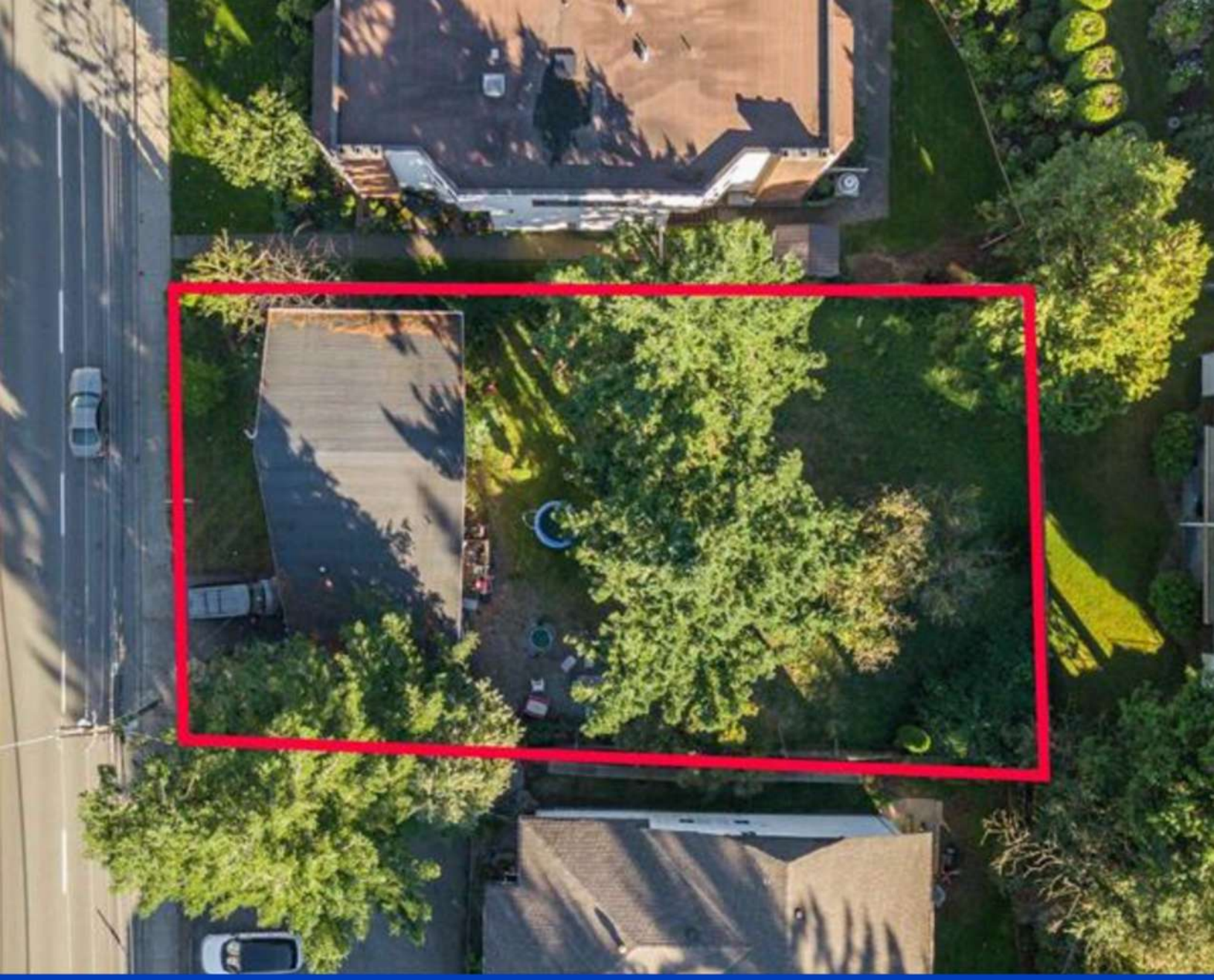
Available documentation

- Contact the listing agent for access to the data room of additional information.



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