

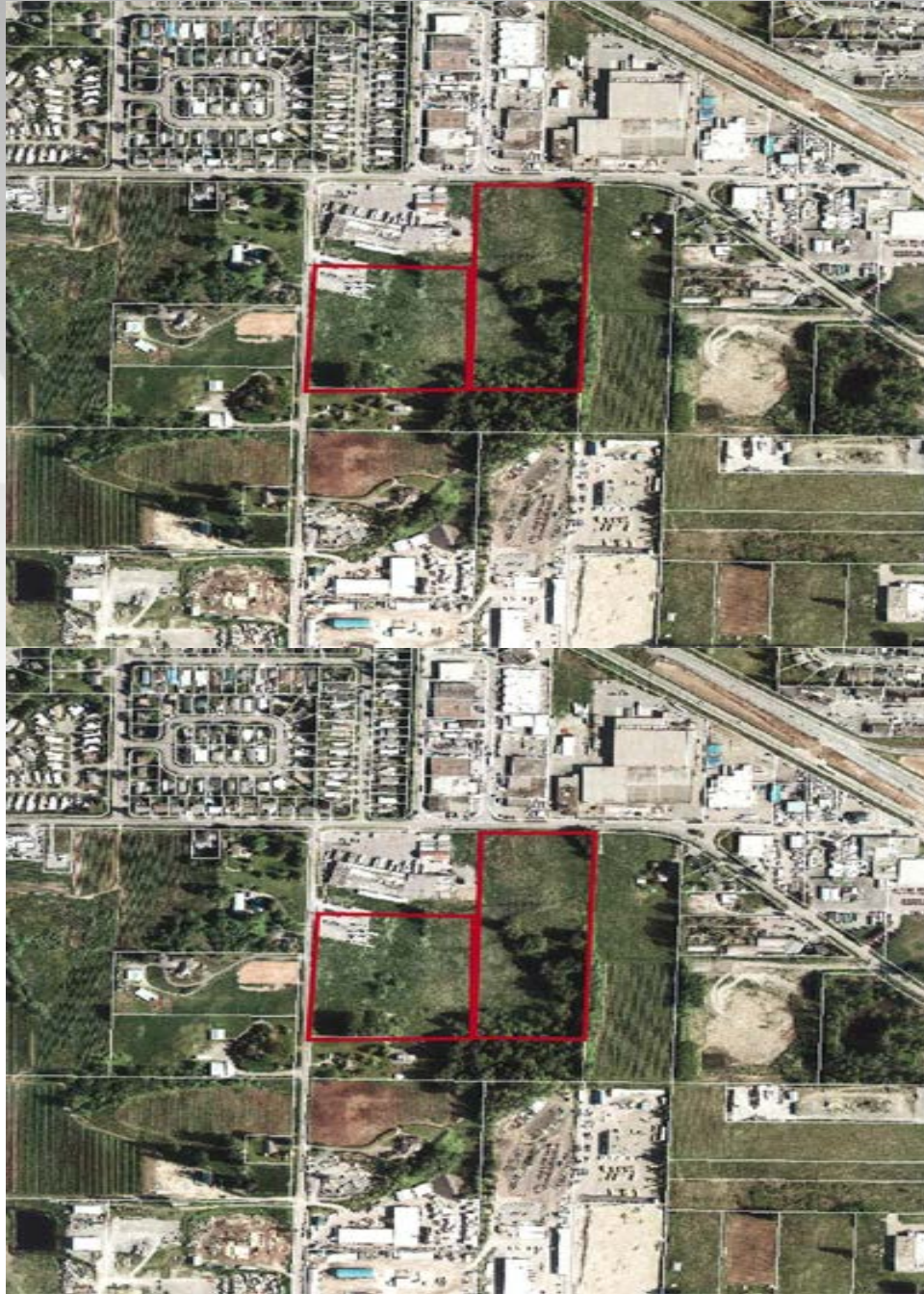
31632, 31708 Marshall Road, Abbotsford BC Canada

MLS# F3300440 For SALE

\$12,750,000

The properties are located on the south side of Marshall Road, bordered to the west by Foy Street in the Clearbrook Area of Abbotsford. The properties are minutes from Trans Canada Highway and the US Border.

The current economic climate in Metro Vancouver, especially in the industrial market is poised to bounce back from a very challenging 24 month period. Private capital investment relying upon leveraging low interest rates is strong, and the return of institutional investors have created a strong demand for investment product. As that product continues to be scarce, more and more of the demand is looking towards the development of vacant land, in order to build and develop this type of product.



RAY YENKANA

Commercial & Residential Real Estate Specialist

Toll Free: **1-866-206-0832**

E-mail: rayy@remax.net

Web: www.rayyenkana.com

Property Details:

Legal 1	Lot 2 Except: Part Shown as Road on Plan 65013; Sec 18 Township 16 New Westminster District Plan 5315 PID: 000-708-674
Legal 2	Lot 1 Section 18 Township 16 New Westminster District Plan 5315 PID: 000-708-640
Lot Size	31632 Marshall Approx 10 acres, south of easement
Lot Size	31708 Marshall 9.94 Acres
Zoning	Currently A1 Agricultural - Designated Industrial
Taxes (2011)	31632 Marshall \$135,032.08 (includes north 5 acres w/ building)
Taxes (2011)	31708 Marshall \$20,676.71

RAY YENKANA

Commercial & Residential Real Estate Specialist

Toll Free: **1-866-206-0832**

E-mail: rayy@remax.net

Web: www.rayyenkana.com