

FOR SALE

Commercial Real Estate Redefined

**LONDON
PACIFIC**

APPROVED ROWHOME DEVELOPMENT SITE

2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419 Crescent Way, Abbotsford

Joe Hawboldt

604.786.4495 | 604.420.2600 ext 219

joe@londonpacific.ca

Lucas Chavez

236.558.4480 | 604.420.2600 ext 221

lucas@londonpacific.ca

OPPORTUNITY SUMMARY

London Pacific is pleased to present the opportunity to acquire a freehold, non-strata 8-unit row home development site in the heart of Abbotsford. This project is fully approved and ready to proceed, with completed plans. The approved plans feature spacious, family-oriented homes of over 2,200 sq. ft.. The site backs onto greenbelt and offers convenient access to shopping, transit, schools, and the University of the Fraser Valley. With its strong location, full approvals, and shortened development timeline, this offering represents an excellent opportunity to deliver a desirable residential product and achieve strong end values upon completion.

Contact the listing agents for a confidentiality agreement to gain access to the exclusive data room.



OPPORTUNITY OVERVIEW

SALIENT FACTS

Addresses
2405, 2407, 2409, 2411, 2413, 2415, 2417,
2419 Crescent Way, Abbotsford, V2S 3M1

PID's
031-784-160, 031-784-178, 031-784-186
031-784-194, 031-784-208, 031-784-216
031-784-224, 031-784-232

Gross Site Area
± 12,859 SQFT

Total Buildable Area
± 18,220 SQFT

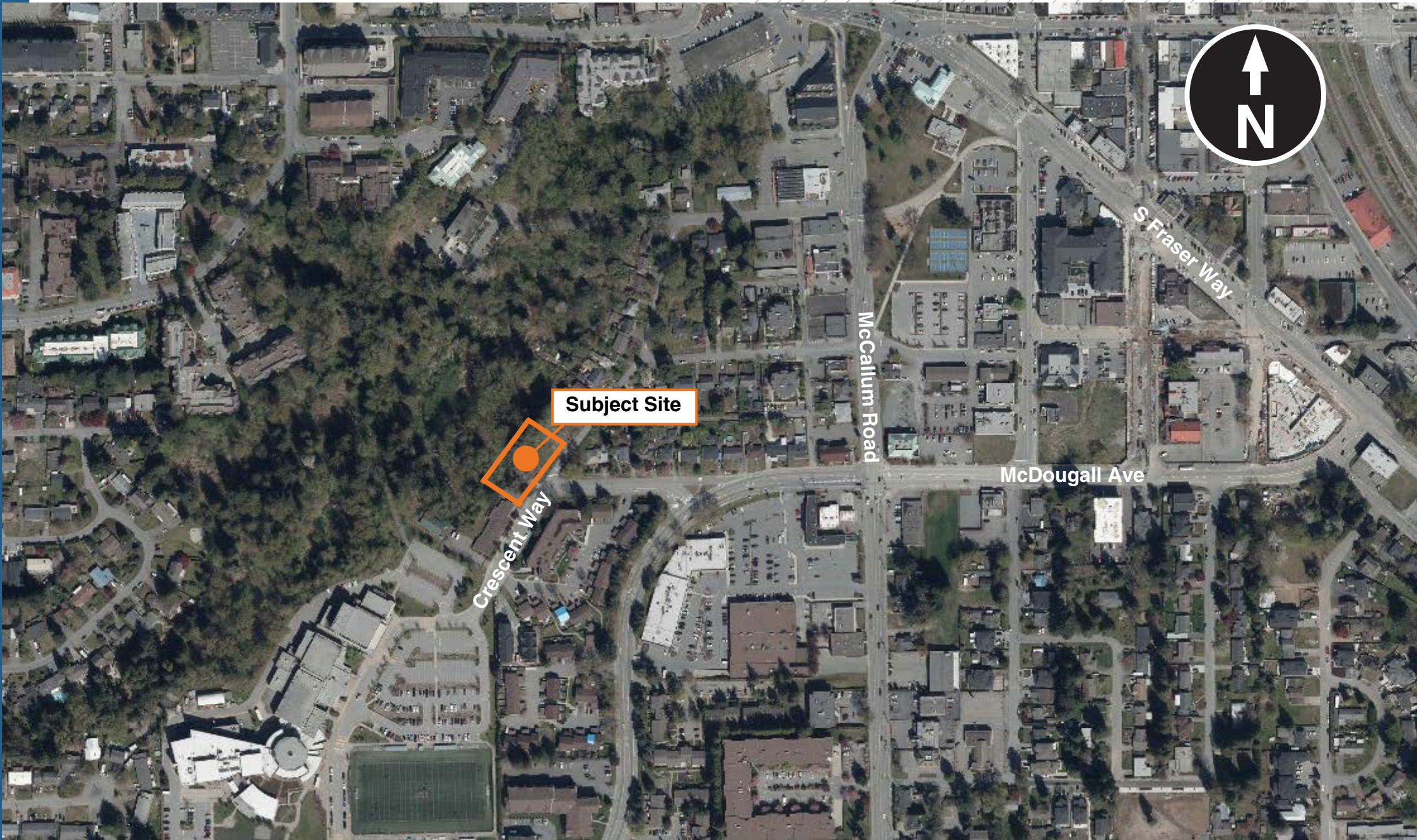
Ability to Construct
8 Non-Strata Rowhomes

Status
Plans Completed

Price
\$1,350,000

PROPERTY HIGHLIGHTS

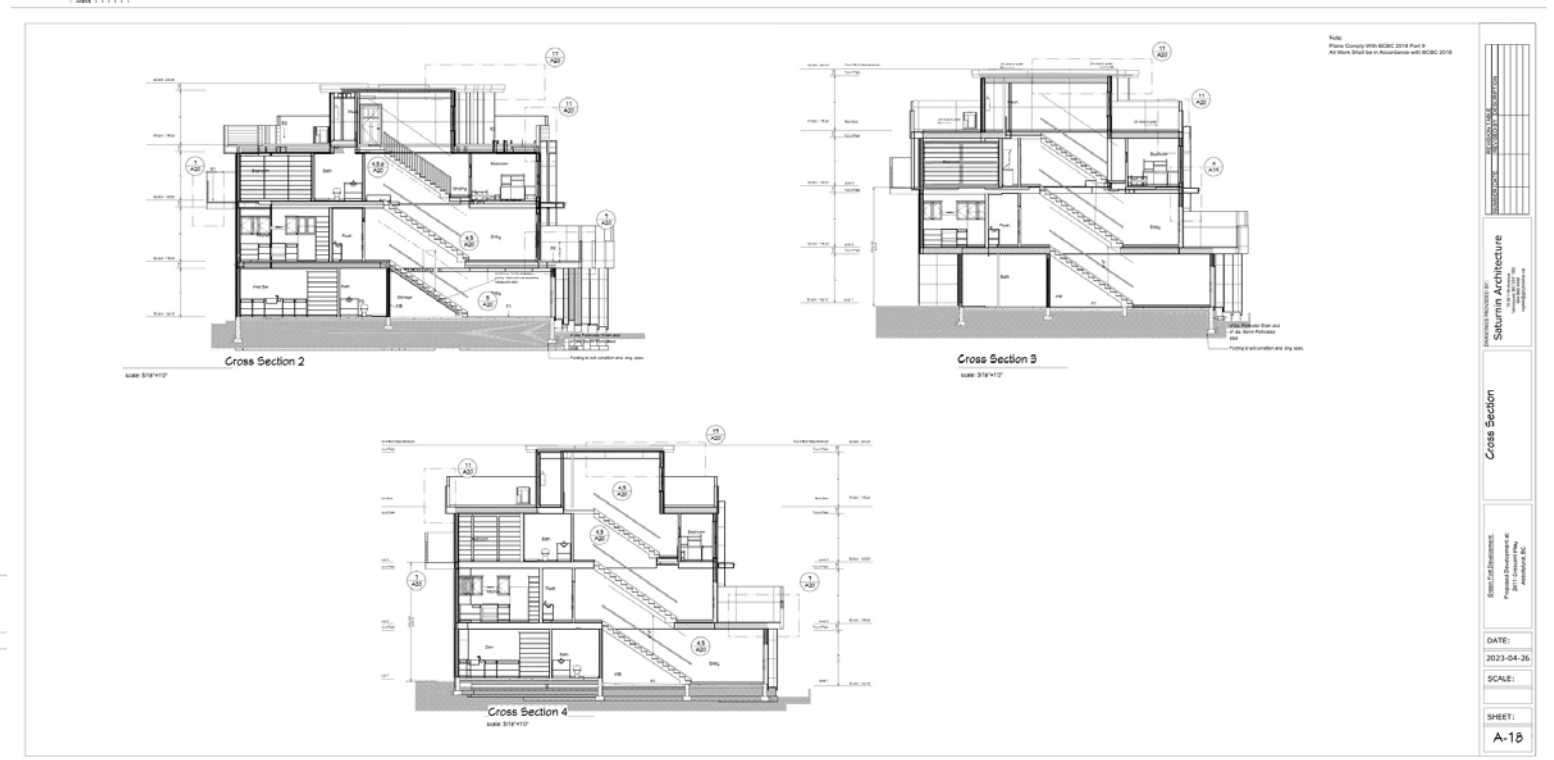
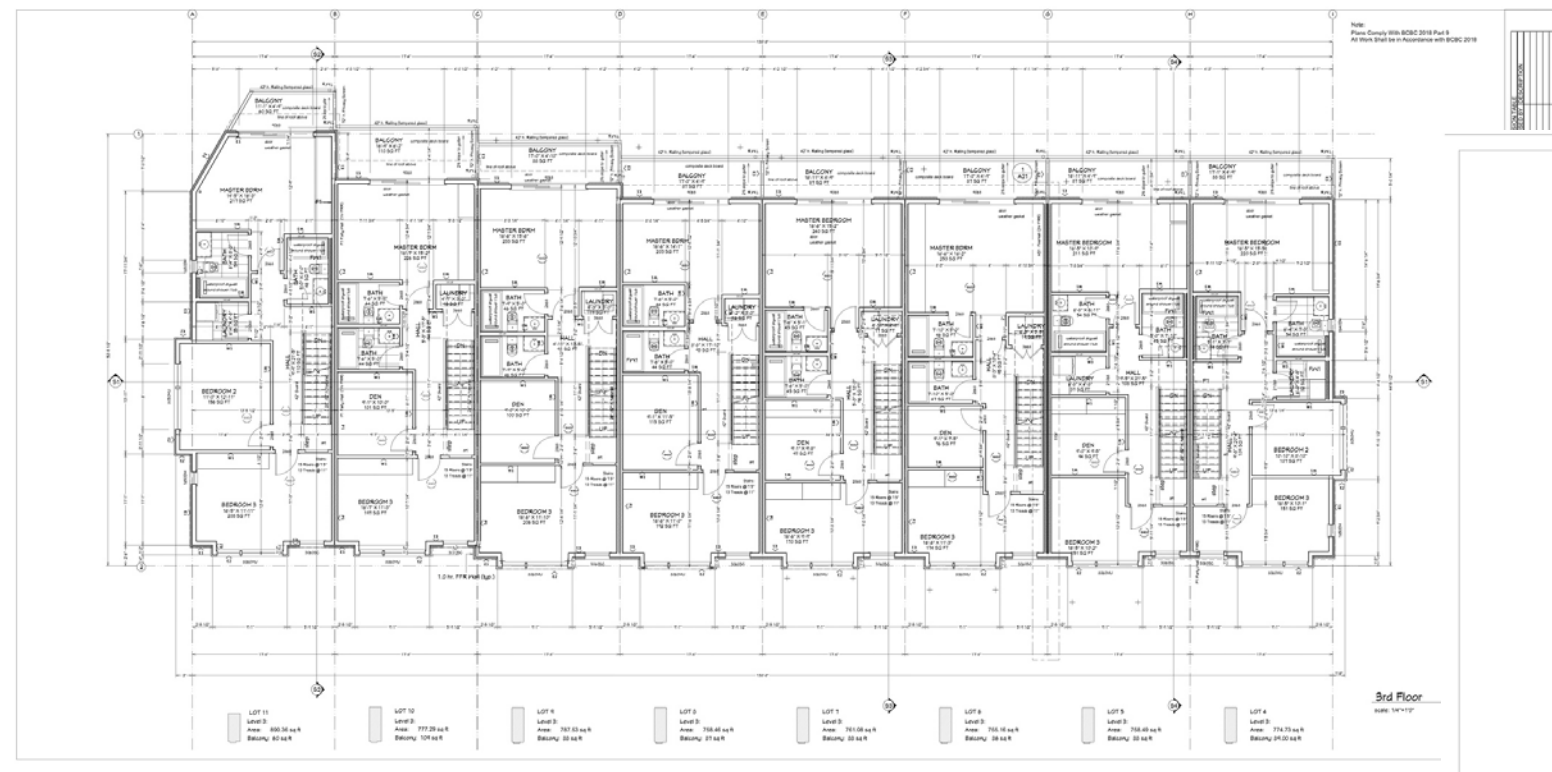
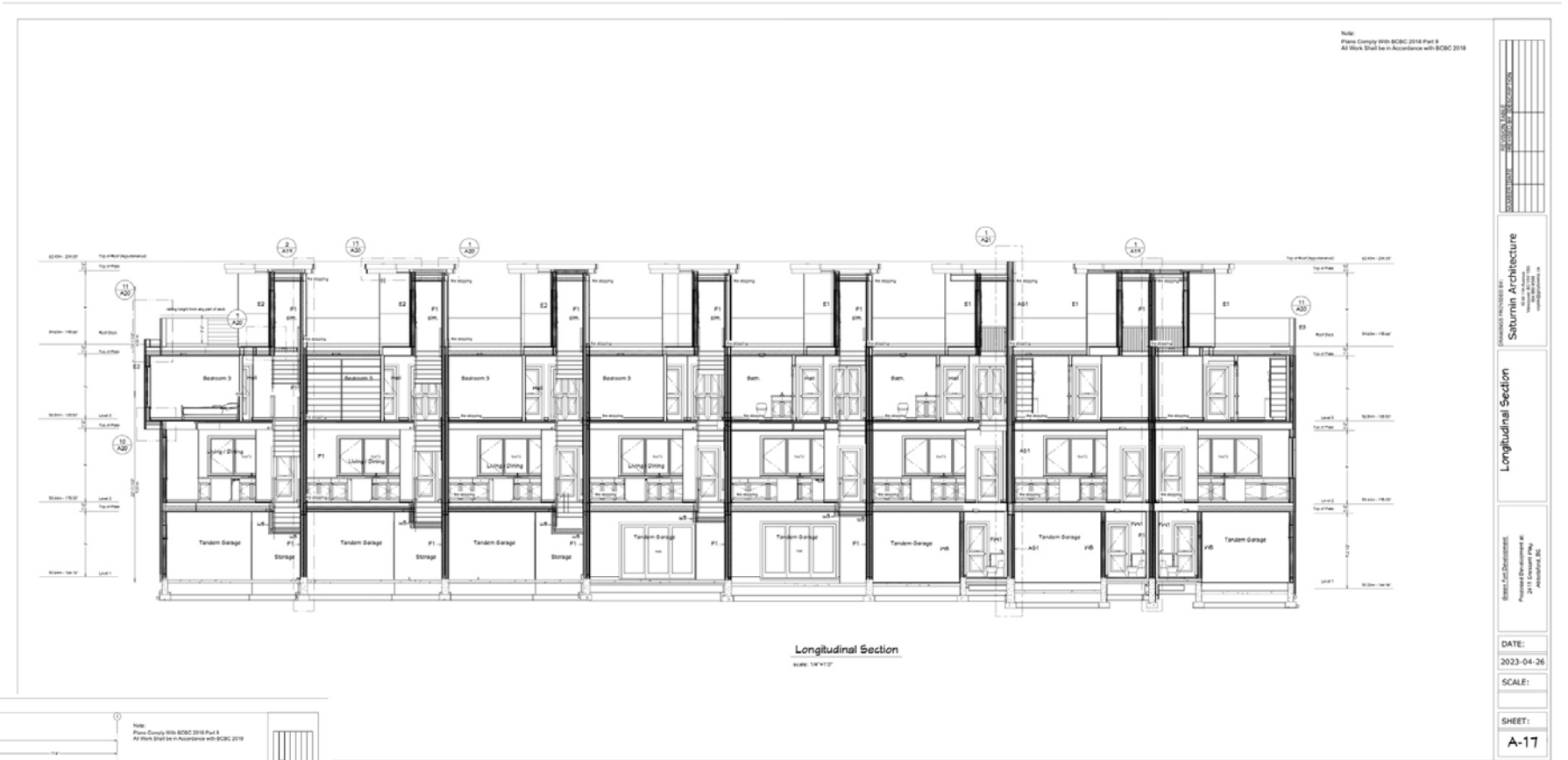
- + Approved with plans featuring spacious, family-oriented units of over 2,200 SQFT
- + Rare Non-Strata Row home offering
- + Site backs onto greenbelt and offers convenient access to shopping, transit, schools, and the University of the Fraser Valley
- + Family-sized units remain in strong demand and continue to deliver high end revenues for builders.



APPROVED PLANS

The site includes previously approved plans featuring efficient layouts that achieve an average FSR of approximately 1.30. The plans deliver large-format homes, with all units exceeding 2,200 square feet, positioning them among the largest in the region. Each home is also designed with a private rooftop deck.

Complete working drawings are available from the listing agents upon execution of a confidentiality agreement.



LOCATION

Mill Lake and Central Abbotsford offer a rare blend of convenience, natural beauty, and lifestyle, making the area one of the most sought-after locations in the Fraser Valley. Anchored by the stunning Mill Lake Park, residents enjoy kilometres of walking trails, serene water views, playgrounds, and accessible green space right in the heart of the city. This natural amenity creates a peaceful, community-oriented atmosphere while remaining only steps from urban necessities.

STRATEGIC LOCATION

The location is exceptionally strategic. Central Abbotsford provides seamless access to major transportation routes, a full range of schools, medical services, and the University of the Fraser Valley. The area is also home to premier shopping destinations, including Sevenoaks, West Oaks, and local retail corridors, ensuring daily conveniences are minutes away. Transit connections and proximity to Highway 1 further enhance accessibility for commuters and growing families.

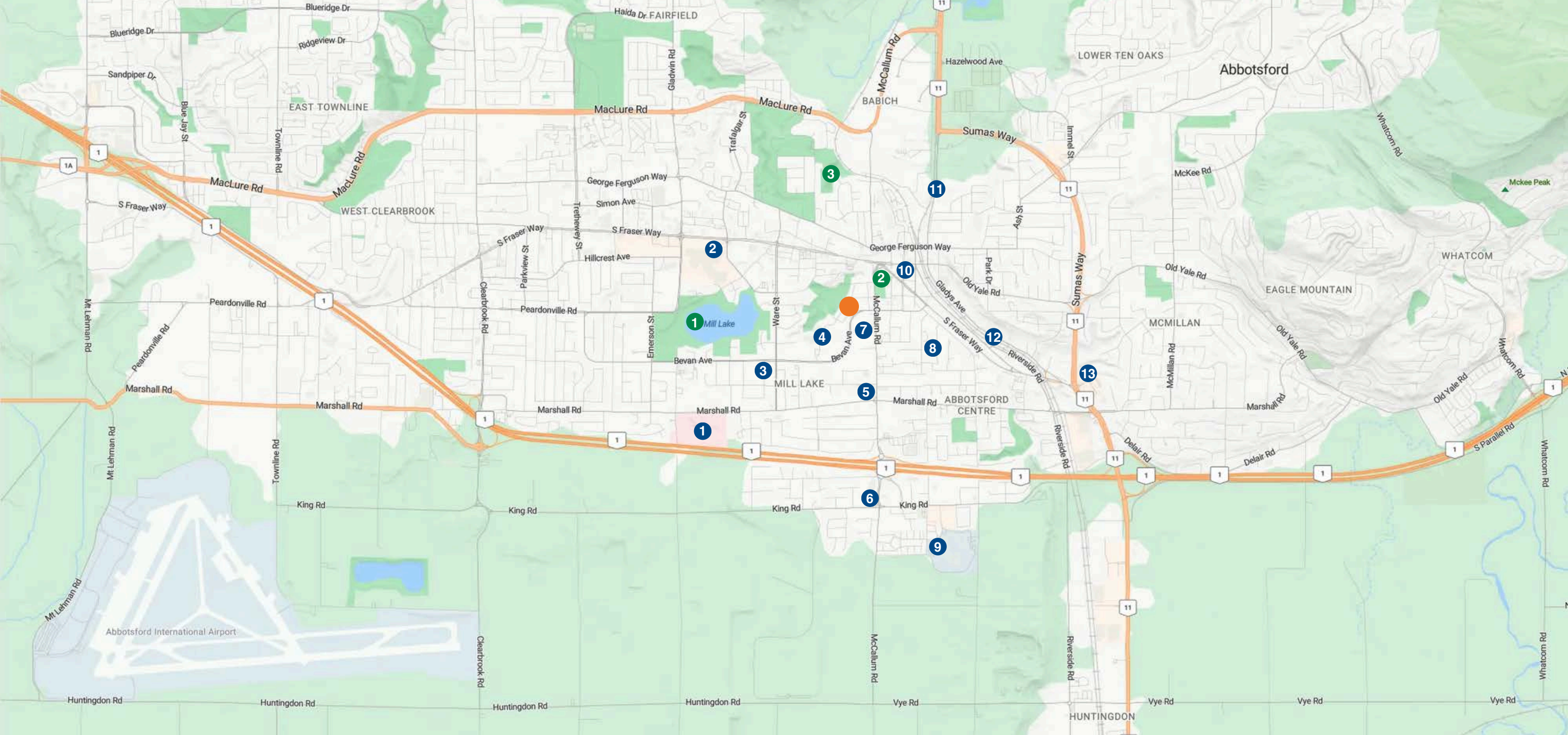
NATURAL BEAUTY & LIFESTYLE

At the heart of the neighbourhood is Mill Lake Park, a signature green space cherished by the community. The park features a scenic walking loop, quiet viewpoints, playgrounds, open fields, and calm lakeside scenery. Residents enjoy year-round recreational opportunities, morning walks, family gatherings, and community events set against a backdrop of mature trees and waterfront views. The blend of natural beauty and accessible recreation contributes to a relaxed yet vibrant lifestyle.

A BALANCED OPPORTUNITY

Mill Lake and Central Abbotsford present a well-rounded investment and purchasing opportunity. The combination of strong demand drivers, long-term area stability, and proximity to essential services creates enduring value for owners and developers. It is a market that appeals to end users and investors alike, balancing livability with market confidence and steady appreciation fundamentals.





LEGEND

● SUBJECT SITE

AMENITY

- 1 ABBOTSFORD HOSPITAL
- 2 BEST BUY
- 3 GODSON ELEMENTARY
- 4 ABBOTSFORD SENIOR SECONDARY
- 5 SHOPPERS DRUGMART
- 6 CLINIC
- 7 PLANET FITNESS
- 8 ALEXANDER ELEMENTARY
- 9 UNIVERSITY OF THE FRASER VALLEY

- 10 RESTURANT AREA
- 11 LOU'S GRILL
- 12 THE KEG
- 13 SAVE ON FOODS

PUBLIC SPACES

- 1 MILL LAKE PARK
- 2 JUBILEE PARK
- 3 BABICH PARK

DRIVE TIME

- 1HR 20MINS DOWNTOWN VANCOUVER
- 13MINS ABBOTSFORD INTERNATIONAL AIRPORT
- 10MINS SUMAS BORDER
- 3MINS DOWNTOWN ABBOTSFORD
- 8MINS UNIVERSITY OF THE FRASER VALLEY

OFFERING PROCESS

NEXT STEPS

Prospective purchasers are encouraged to contact the Listing Agents for further information regarding this unique opportunity. A data room has been prepared and can be made available to qualified parties upon request with an executed confidentiality agreement.

Interested parties are invited to submit offers for consideration by the Vendor.

Please contact our broker team today for more information.



LUCAS CHAVEZ

Associate

236.558.4480

604.420.2600 ext.221

lucas@londonpacific.ca



JOE HAWBOLDT

Associate

604.786.4495

604.420.2600 ext.219

joe@londonpacific.ca

For Expert Real Estate Guidance & Free Property Evaluation

CONTACT US TODAY



LUCAS CHAVEZ

Associate

236.558.4480

604.420.2600 ext.221

lucas@londonpacific.ca



JOE HAWBOLDT

Associate

604.786.4495

604.420.2600 ext.219

joe@londonpacific.ca

LONDON PACIFIC

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | LONDONPACIFIC.CA

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

This publication is the property of London Pacific Property Agents Inc. and is protected by domestic and international copyright, trade name and other laws, and other rights unless otherwise specified. Any modification, reproduction,

alteration or adaptation is strictly prohibited. © London Pacific Property Agents Inc. reserves all rights.