

FOR SALE - PENDING

5913 MT.LEHMAN ROAD | ABBOTSFORD BC | V4X 1V5

PROPERTY SUMMARY

LIST PRICE: \$1,650,000

LOT SIZE: 1.13 Acres (49,222 SF)

BUILDING SIZE: 1,500 SF

SALE TYPE: ASSET

ZONING: C1 – LOCAL COMMERCIAL ZONE

YEAR BUILT: 1948

BEST USE: REDEVELOPMENT

MLS NUMBER: C8033988

TAXES: \$6,180.38 (2019)

PID: 009 – 283 – 765

LEGAL: LOT 2, PLAN NWP23643, PART SE1/4, SECTION 11, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT

A rare commercially zoned property in the beautiful Mt.Lehman area of Abbotsford. This over an acre parcel includes a 1,500 SF building that has 2 long standing tenants. Primed as a redevelopment opportunity, this lot neighbors the brand new Mt. Lehman Fire Hall, as well as the Mt.Lehman Credit Union and Library in this rural community.



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