


**ACTIVE**  
**C8034050**  
**Board: F**  
 Multi-Family Commercial

**33382 GEORGE FERGUSON WAY**  
 Abbotsford  
 Central Abbotsford  
 V2S 2L8

**\$6,700,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Birchwood Manor Apartments; comprised of three rental apartment buildings with a combined 31 suites, situated on one large lot located at 33382 George Ferguson Way in the heart of Abbotsford, BC. Long regarded as one of the strongest rental markets in Canada with a 1.2% vacancy rate (CMHC 2019). The offering represents a unique repositioning opportunity to renovate suites upon turnover and re-lease them at market rents in a growing market. The three rental buildings are situated on a combined 45,270 Sq. Ft. land parcel fronting George Ferguson Way and is identified as part of a development corridor and the community plan proposed for Urban 1 Midrise allowing for a development consisting of six storeys and up to 2.5 FSR, providing an excellent future redevelopment opportunity for an investor. With the property being held in a bare trust and clear title, this is a barrier free asset to acquire for any investor.

**P.I.D.:** 014-166-372

**Prop. Tax/Year:** \$21,895.60 / 2019

**Property Type:** Multi-Family Commercial

**Width / Depth:** /

**Zoning/Land Use:** RML

**Transaction Type:** For Sale

**Land Sz SF/Acres:** 45,270 / 1.04

**Sale Type:** Asset

**Brochure:** <https://multifamilybc.cbrevancouver.com/code/wp-content/uploads/2020/09/Birc>

**Virtual Tour:**

#### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** None

**Occupancy:** Tenant

**Seller's Rights Reserved:**

**Amenities:**

**Site Services:**

#### General Building Details

**Subj. Space SqFt:** **Width / Depth:** /

**Year Built:** 1990

**Complex Name:** Birchwood Manor

**# of Buildings:** 3

**# of Storeys:** 3

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:** 0

**Roof:** Vinyl Shingles

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

**Restrictions:**

**Office Area Sq Ft:**

**Mezzanine Area Sq Ft:**

**Retail Area Sq Ft:**

**Other Area Sq Ft:**

**Warehouse Area Sq Ft:**

#### Lease Details

**Leased Rate Sq. Foot:**

**Lease Op Cost SqFt:**

**Lease SubLease:**

**Leased Size Sq. Foot:**

**Additional Rent/SF:**

**Tot. Spce Avail for Lse:**

**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**

**Firm:** CBRE Limited

