

For Sale | Development Site

2517 Montvue Avenue, Abbotsford

A rare redevelopment and an owner/user opportunity in the heart of Abbotsford historic downtown



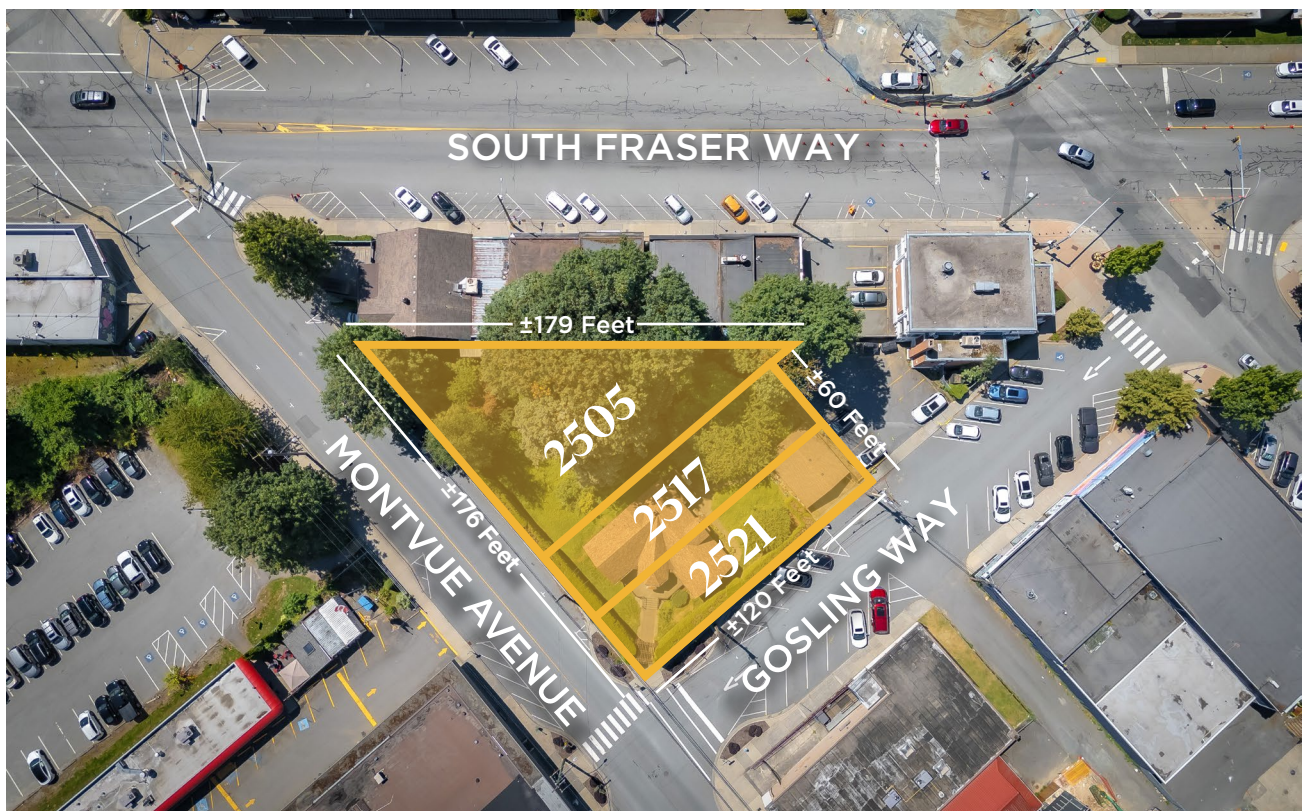
The Opportunity

2517 MONTVUE AVENUE, ABBOTSFORD

Cushman & Wakefield ULC (“C&W”) is delighted to offer the opportunity to acquire 2517 Montvue Avenue, Abbotsford (the “Property”)—a prime redevelopment prospect situated in historic downtown Abbotsford at the corner of Montvue Ave and Gosling Way, just off South Fraser Highway. The Property is zoned for commercial and mixed-use developments, providing several redevelopment options under the existing C7 zoning. This zoning permits a variety of principal uses, including retail, apartments, childcare centers, restaurants, offices, tourist accommodations, and more.

AN OUTSTANDING OPPORTUNITY FOR OWNER-USERS:

Located in the heart of downtown Abbotsford, this versatile 15,000 sq. ft. lot offers an incredible opportunity for owner-users seeking a prime location. The area is experiencing a significant transformation with extensive redevelopment efforts, enhancing its appeal and vibrancy. This lot is conveniently situated next to the newly approved bus exchange, providing excellent connectivity to major highways and ensuring easy access for commuters. Whether for commercial, residential, or mixed-use development, this lot’s strategic position in a rapidly evolving neighborhood makes it a highly attractive investment. Don’t miss out on being part of Abbotsford’s exciting growth and revitalization!



SALIENT DETAILS

» Civic Addresses	2521/2517/2505 Montvue Avenue, Abbotsford
» PID	011-570-92
» Legal Description	LOT 14 BLOCK 51 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 464A
» Lot Area	15,054 SF
» Zoning	570 – Historic Downtown Commercial Zone (C7)
» NCP	Historic Downtown
» Annual Taxes	\$5,500.32 (2025)
» Asking Price	\$2.7Million



Land Use Map

Park

Gateway

Primary Retail Area

Supporting Residential and Commercial

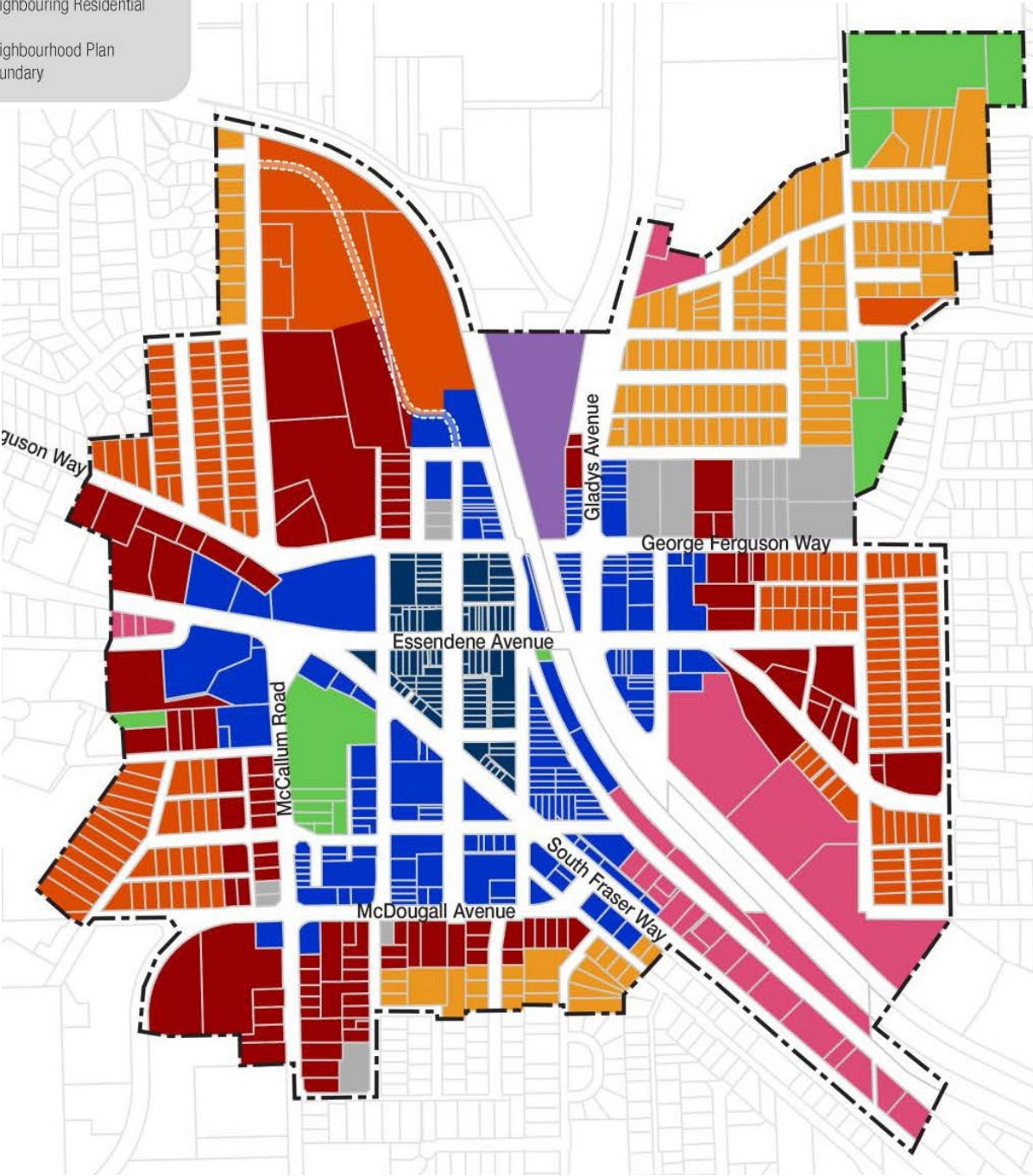
Signature Corridor

Primary Transit Corridor

Transit Hub

Neighbouring Residential

Neighbourhood Plan Boundary



ZONING AND POTENTIAL REDEVELOPMENT

At the heart of this targeted redevelopment is the Primary Retail Area, encompassing historic streets with walkable, niche retail. Buildings in this core will typically be 2 to 3 storeys high, featuring transparent storefronts that open onto the street. Surrounding this retail hub is a mix of residential and commercial uses. Most buildings in this area will include apartment buildings ranging from 4 to 6 storeys, along with additional small office spaces.

Under the C7 Zoning Bylaw, redevelopment of the property can cover up to 95% of the lot, requiring commercial space on the ground floor. According to the Offsite Street Parking Regulation (150.5), ground floor commercial spaces do not require parking, while commercial units above ground trigger a fee of \$23,000 per stall if parking is not provided. The City of Abbotsford owns and provides parking in the area, and with cash in lieu, the new development can benefit from the parking lot across the street or opt for underground parking if feasible. The Floor Space Ratio (FSR) allowed under C7 is 1.75; where underground parking is provided, the density may be increased by the ratio of underground parking to required off-street parking, up to a maximum additional FSR of 1.0. If the property is not rezoned and redeveloped under the existing zoning, road widening and service upgrades may not be necessary.**

***Prospective parties are encouraged to conduct their own due diligence and consult with the City of Abbotsford on all redevelopment matters before making any financial decisions trigger a fee of \$23,000 per stall if parking is not provided to occupants.*

Permitted Uses Table for C7 Zone

Principal Uses	
.1 Animal Hospital	.13 Indoor Recreation Facility
.2 Apartment	.14 Liquor Store
.3 Brew-Pub	.15 Media Studio
.4 Child Care Centre	.16 Off-Street Parking
.5 Civic Use	.17 Office
.6 Coffee Shop	.18 Personal Service Establishment
.7 Commercial School	.19 Pub
.8 Congregate Housing (B/L 3429-2022)	.20 Restaurant
.9 Farmers Market	.21 Retail
.10 Financial Institution	.22 Seasonal Garden Centre
.11 Funeral Parlour	.23 Tourist Accommodation
.12 Health Care Office	
Accessory Uses	
.24 Bed and Breakfast	
.25 Home Occupation — Level 1	
.26 Boarding (B/L 3249-2022)	

Aerial Map





FOR MORE INFORMATION, PLEASE CONTACT:

HARPREET SINGH
Personal Real Estate Corporation
Executive Vice President
Development Land and Investment Sales
Direct +1 604 640 5870
Phone +1 604 217 8888
harpreet.singh@cushwake.com

