


FOR SALE

# Mayfair & Lincoln

Advanced Stage Development Land Assembly Opportunity

Strategically located multifamily development opportunity that is nearing construction readiness, situated within an amenity rich and well-established neighbourhood.

 33628 Lincoln Rd. | 2108, 2122, 2130 & 2144 McCallum Rd. | 33643 Mayfair Ave.  
Abbotsford, BC

 Watch the Video





## Opportunity

**Cushman and Wakefield ULC** is pleased to present the opportunity to acquire a prominent development land assembly located at the intersection of McCallum Road, Mayfair Avenue, and Lincoln Road in Abbotsford.

The offering comprises approximately 1.43 acres of consolidated development land with three road frontages, strategically positioned along McCallum Road. Consisting of six assembled lots, the site is located at the intersection of established residential neighborhoods, commercial services, and key institutional anchors, an increasingly rare opportunity for infill development within the Fraser Valley.

The surrounding context features a diverse mix of land uses that support long term residential demand. Commercial services line McCallum Road at the gateway to the neighbourhood, while the site benefits from exceptional proximity to Abbotsford Regional Hospital, a wide range of retail and service amenities, and convenient access to the Trans Canada Highway via the McCallum Road interchange, enhancing connectivity for residents and reinforcing strong locational fundamentals. An excellent location for multifamily development, aligned with the City of Abbotsford's urban growth objectives.

The property has received third reading approval for a Development Permit supporting a three-building residential community with a shared parkade and permits building heights of up to five to six storeys. With minimal work remaining prior to permit issuance, the site is approaching shovel ready status, offering developers an opportunity to accelerate construction timelines while minimizing entitlement risk.

## Investment Highlights



### Location and Connectivity

The site benefits from excellent connectivity, including convenient bus routes along McCallum Road and immediate access to the Trans Canada Highway (Highway 1). It is also in close proximity to major retailers and service amenities such as Sevenoaks Shopping Centre, Walmart, Real Canadian Superstore, Home Depot, and Costco, as well as Abbotsford Regional Hospital and the University of the Fraser Valley, both located less than five minutes away.



### Thoughtful Design and Units Mix

With a thoughtfully designed plan comprising three buildings and a well-balanced unit mix, the site is ideally suited for both condominium sales and purpose-built rental development. The efficient building design, practical unit layouts, and average unit sizes have been carefully considered to align with current market demand and economic feasibility.



### Advanced Stage

With Building Permit drawings prepared and third reading achieved for the Development Permit, the project is well positioned to benefit from current construction cost conditions based on prevailing market schematics, presenting a timely opportunity for a developer to advance the site toward construction.



### Phased Project

With a phased development approach comprising three buildings of 54, 66, and 72 units, the project offers flexible exit strategies while allowing for reduced carrying costs through phased absorption aligned with market timing.

## Salient Details and Development Data



### Civic Addresses:

1. 2108 McCallum Road, Abbotsford BC
2. 2122 McCallum Road, Abbotsford BC
3. 2130 McCallum Road, Abbotsford BC
4. 2144 McCallum Road, Abbotsford BC
5. 33628 Lincoln Road, Abbotsford BC
6. 33643 Mayfair Avenue, Abbotsford BC



### PIDs:

001-972-057, 032-397-704, 009-585-613, 003-563-014, 009-585-605, 002-104-253



### Total Land:

+/- 1.43 acres



### Proposed Zoning:

RMM (Mid Rise Apartment Zone)



### OCP Designation:

Urban 1 Midrise



### Total Buildable (all three buildings):

143,957 sf.



### Blended Lot Coverage (Net):

57.4%



### Efficiency:

+/- 85%



### Total Units:

192



### Step Code:

2



### Total Parking:

251 Stalls



### Visitor Parking:

34



### Total Lockers:

107



### Energy Outlets:

48 spaces (25%)



### Average Unit Size (all buildings):

633 sf.

## Building A

5 storeys comprising 72 units with an approximate saleable area of 43,905 sf, resulting in an average unit size of approximately 610 sf.

## Building B

6 storeys comprising 66 units with an approximate saleable area of 42,747 sf, resulting in an average unit size of approximately 648 sf.

## Building C

5 storeys comprising 54 units with an approximate saleable area of 34,667 sf, resulting in an average unit size of approximately 641 sf.



## Abbotsford – The City in the Country

The City of Abbotsford is one of the Fraser Valley’s fastest growing urban centres, supported by a diverse economy, strong infrastructure investment, and sustained population growth. Covering approximately 370 square kilometres, Abbotsford is known as the “City in the Country,” offering a unique balance of urban living surrounded by productive agricultural lands while providing the amenities of a major city, including the Abbotsford International Airport. The local economy is supported by agriculture, manufacturing, an expanding aerospace sector, and a growing business community. With a population of over 165,000 residents, Abbotsford has become the economic hub of the Fraser Valley, offering relative affordability compared to Metro Vancouver while delivering a high quality of life, strong employment opportunities, and full civic amenities. The city continues to experience growth in retail, commercial, industrial, and residential development as its regional importance expands.

The subject property benefits from a strategic and visible location at the corner of McCallum Road and Mayfair Avenue, near the Abbotsford Regional Hospital and Cancer Centre, one of the city’s major employment anchors. This area is emerging as a specialized health district supported by medical services, senior housing, and healthcare infrastructure. The site offers excellent connectivity with easy access to Highway 1 via McCallum Road and is surrounded by a wide range of amenities including major retailers, restaurants, parks, schools, and service businesses. Its proximity to healthcare, education, and established residential neighbourhoods makes it well suited for future multi family residential development and long term growth.




## Why Choose Abbotsford?

Abbotsford offers an exceptional balance of urban convenience, natural beauty, and community-oriented living. Known as the “City in the Country,” residents enjoy the rare combination of established neighbourhoods, expansive agricultural landscapes, and quick access to amenities typically found in larger urban centres. Surrounded by rolling farmland, mountain views, and an extensive network of parks and trails, Abbotsford provides year round opportunities for hiking, cycling, fishing, and outdoor recreation, all within minutes of home. Cultural and recreational attractions - including local wineries, historic downtown shops, annual festivals, sports facilities, and the Abbotsford Centre - add to the city’s vibrant lifestyle offerings. Families benefit from a strong network of schools, community programs, and proximity to post secondary institutions, while professionals are drawn to Abbotsford’s diversified economy anchored by agriculture, aerospace, manufacturing, healthcare, and a rapidly expanding commercial sector.

Despite its relaxed pace and open landscapes, Abbotsford remains highly connected. Residents enjoy immediate access to **Highway 1**, the Abbotsford International Airport, and regional transit routes, enabling convenient travel throughout the Fraser Valley and into Metro Vancouver. With its combination of affordability, natural amenities, growing employment opportunities, and urban convenience, Abbotsford is an ideal setting for families, professionals, downsizers, and investors seeking long-term quality of life and accessibility.

## Demographics

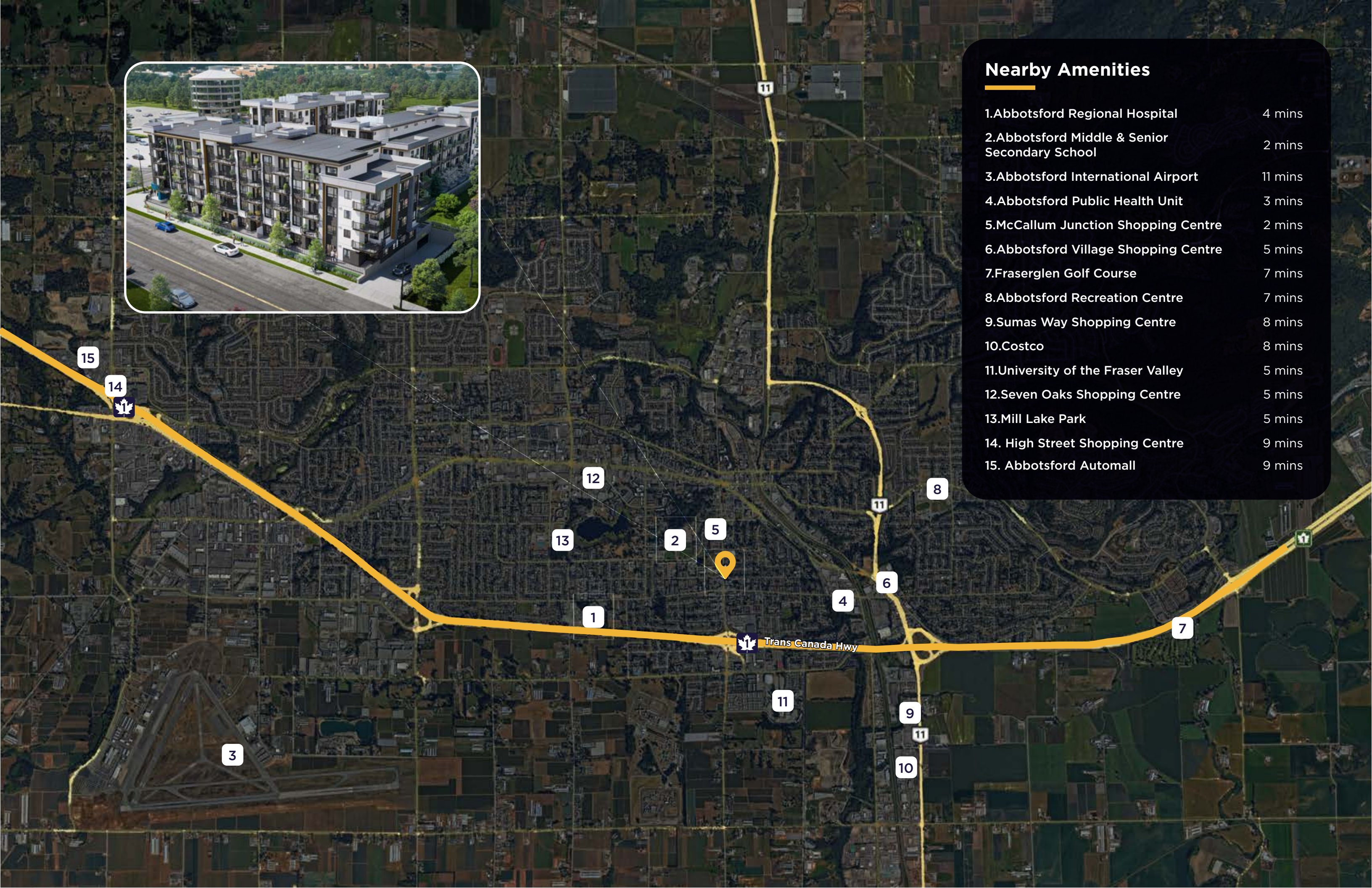
	1km Radius from Subject Site	3km Radius from Subject Site	5km Radius from Subject Site
 <b>Population</b>	12,143	54,531	107,159
 <b>Median Age</b>	40	43	42
 <b>Average Household Income</b>	\$75,332	\$87,996	\$99,125
 <b>Projected Population Growth Over the Next Five Years (City of Abbotsford)</b>	7.7%		

*\*based on a 1.5% p/a projected growth rate*



### Nearby Amenities

1. Abbotsford Regional Hospital	4 mins
2. Abbotsford Middle & Senior Secondary School	2 mins
3. Abbotsford International Airport	11 mins
4. Abbotsford Public Health Unit	3 mins
5. McCallum Junction Shopping Centre	2 mins
6. Abbotsford Village Shopping Centre	5 mins
7. Fraserglen Golf Course	7 mins
8. Abbotsford Recreation Centre	7 mins
9. Sumas Way Shopping Centre	8 mins
10. Costco	8 mins
11. University of the Fraser Valley	5 mins
12. Seven Oaks Shopping Centre	5 mins
13. Mill Lake Park	5 mins
14. High Street Shopping Centre	9 mins
15. Abbotsford Automall	9 mins





**A** Lincoln Rd & McCallum Rd Perspective



**B** Mayfair Ave & McCallum Rd Perspective



**C** Site C Entrance Perspective



The project has received almost all required approvals, significantly reducing development risk and allowing a purchaser to move forward with confidence toward construction.



Considerable time, expertise, and resources have been invested by the developer to thoughtfully design both the interior and exterior of the building.



The architectural design reflects careful planning to ensure efficient layouts, attractive building form, and a strong presence within the surrounding neighbourhood.



The project incorporates many of the features that today's buyers and residents are seeking, including functional living spaces, modern design elements, and practical amenities.



Particular attention has been given to the average unit size, aligning with current market demand for affordability while also providing an attractive configuration for investors seeking stronger rental yields.



With the majority of the entitlement work completed and the design already well advanced, the project offers a streamlined path for a buyer looking to proceed with development in the near term.





## Price Guidance

Please contact listing agent for pricing guidance.



## Offering Process

All offers will be reviewed on a first come first considered basis. Interested parties are encouraged to submit their offer along with all relevant terms and conditions.

To allow the ownership group adequate time for review and internal discussions, we kindly request that all offers be left open for a minimum of seven business days. This ensures a fair and transparent process for all prospective buyers.



## Due Diligence Files and Access to Data Room

For the materials provided to us by the Owner, a secure data room has been established and access will be granted to qualified prospective parties and their real estate representatives, if applicable. Please follow the link to download the Confidentiality Agreement or ask for a copy.

This project is at a very advanced stage and, based on our understanding, construction could commence within approximately three months, subject to payment of all applicable fees and submission of the remaining required documentation. Should you be granted access to the data room and identify that any key information is missing, please contact the listing agent directly.

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