

37664 Wells Line Road, Abbotsford

\$4,500,000



INVESTORS ALERT -- \$18,000 PER MONTH RENTAL INCOME -- 39.89 Acres with 4,034 SQ/FT Renovated Rancher (not affected by floods), with 7 Beds/4 Baths, Outdoor Pool, City Water, and Natural Gas. The property includes a 3,850 SQ/FT Mechanic Shop with a Backup Generator. There is also a 3,600 SQ/FT Storage Building, and an additional 47,000 SQ/FT of Retired Hog Barns that could be converted to other purposes. The peat soil drains well and is ideal for growing any type of crop, or continuing the Farm Lease for Passive Rental Income along with Farm Status. Ideal location only minutes away from all City Amenities including Highway #1, USA Border, University, Costco, and Shopping. Call Jay for More Information!

KEY INFORMATION

MLS® R2850425

Residential Detached

Sumas Prairie

7 Bedrooms

4 Bathrooms

4,034 SF

FEATURES

Year Built: 1995

Views: MOUNTAINS

Listed By: eXp Realty (Branch)

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