

34595 2 Avenue, Abbotsford

\$949,888



Attention investors! We have an exceptional investment property near the Sumas border, perfect for both business and personal use. Situated on a massive 8600+ sq ft lot with 2 road frontages, this 3 bedroom/1 bathroom rancher offers great access with ample parking. Currently zoned as C4 with city plans for conversion to C4 secondary commercial, presenting a multitude of business opportunities and a high exposure location. The home is fully tenanted for \$2000/m on a m2m basis; choose one or more to suit your business size or to enhance your investment potential with monthly cash flow. Consider building a large shop with living/office space above; the options are limitless. Book your private showing today!

KEY INFORMATION

MLS® R2937208

Residential Detached

Poplar

3 Bedrooms

1 Bathroom

1,200 SF

8,647 SF Lot

FEATURES

Year Built: 1905

Listed By: eXp Realty of Canada, Inc.

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