

# 1809 Foy St

Abbotsford, BC

**5 Acres**  
(217,800 sqft)  
Total Lot Size

660 ft

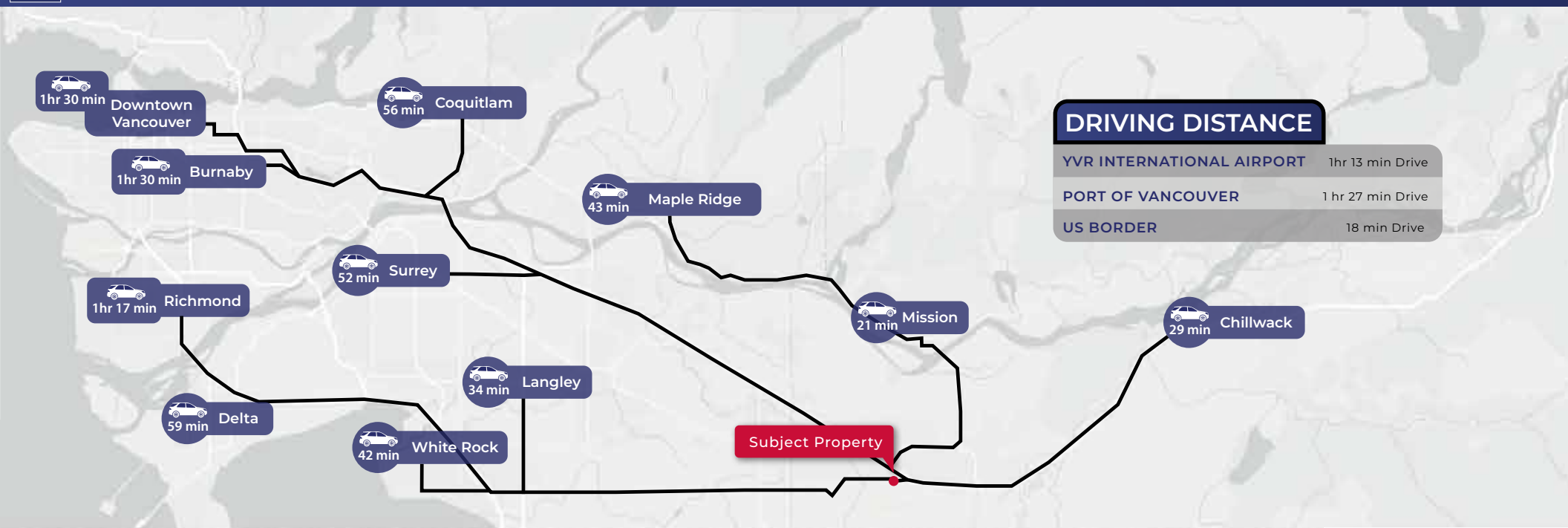
330 ft

**FOR SALE**  
**INDUSTRIAL LAND**

**IPG** **ICONIC**  
**PROPERTIES**  
**GROUP**

**STONEHAUS**  
REALTY





# OPPORTUNITY

# DETAILS

Iconic Properties Group presents this exceptional property located in the Poplar Industrial Area of Abbotsford, ideal for investors or owner-users. Currently owner-occupied, the site may be delivered vacant mid to late 2025. The property spans 5 acres, with flexible I2 zoning supporting various types of industrial development.

Conveniently situated between Hwy 1 and the US border, it offers quick access to all points in the Metro Vancouver area through multiple routes.

<b>CIVIC ADDRESS</b>	1809 Foy Street, Abbotsford, BC
<b>PID</b>	008-572-364
<b>NEIGHBOURHOOD (NCP)</b>	Poplar
<b>ZONING</b>	I2 - General Industrial
<b>LOT SIZE</b>	5 Acres
<b>ASSESSMENT</b>	\$25,000,000
<b>PROPERTY TAX (2023)</b>	\$204,836.20
<b>NEW DEVELOPMENT SITE COVERAGE</b>	60%
<b>ASKING PRICE</b>	Contact Listing Broker

Drive times are approximate and subject to change without notice

# PHOTOS

West Aerial View



Northwest Aerial View



North Aerial View





# DEMOGRAPHICS



Distance	1 km	2 km	3 km
<b>Population (2024)</b>	1,564	13,827	39,407
<b>Population (2025)</b>	1,536	13,765	39,308
<b>Projected Annual Growth (2024 - 2025)</b>	-1.79%	-0.44%	-0.25%
<b>Median Age</b>	39.8	38.6	40.0
<b>Average Household Income (2024)</b>	\$108,533	\$104,727	\$105,841
<b>Average Persons Per Household (2024)</b>	3.1	3.1	2.9

# LOCATION

This property is located on the northwest side of Poplar in Abbotsford. It is strategically situated in a convenient and bustling area, just a few minutes away from the Trans-Canada Highway and Abbotsford International Airport.

The location is about 20 minutes from the US border and only a few minutes' drive to the centre of Abbotsford city. Additionally, there is an outlet store approximately a few minutes' walk away, and various food, shopping, and gas stations are all conveniently available.

With its strategic location, excellent transport links, and proximity to essential amenities, this industrial property at 1809 Foy Street is an outstanding choice for businesses seeking a prime location in the Fraser Valley and Metro Vancouver area.

**40,767**  
**VEHICLES PER DAY**  
Route 1, at the west of the McCallum Road, Abbotsford

# NEARBY AMENITIES



## FOOD & DRINK

- 1 Tim Hortons
- 2 Ricky's Country Restaurant
- 3 Rivers Restaurant
- 4 Triple O's
- 5 Amritsari Sweet & Spice Restaurant
- 6 D-Hut Puzza
- 7 McDonald's

## SHOPS & SERVICES

- 1 Big Box Outlet Store
- 2 Esso
- 3 Chevron Gas Station
- 4 On The Run Convinience Store
- 5 Pharmasave Midtown
- 6 RBC Royal Bank
- 7 CIBC Branch

## PARKS & RECREATION

- 1 Webster Park
- 2 Martens Park
- 3 Oakridge Park
- 4 Grant Park
- 5 Mennonite Heritage Museum
- 6 Peardpnville Park
- 7 Spud Murphy Park



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NOTHING BUT ICONIC

*\*Personal Real Estate Corporation*

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