

1809 FOY STREET

ABBOTSFORD, BC

IPG

STONEHAUS
REALTY

For Sale

INDUSTRIAL LAND

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DETAILS

CIVIC ADDRESS	1809 Foy Street Abbotsford, BC, V2T 6B1
PID	008-572-364
NEIGHBOURHOOD	Poplar
ZONING	12 - General Industrial
LOT SIZE	5 Acres
ASSESSMENT (2024)	\$23,500,000
PROPERTY TAX (2024)	\$243,874
PRICE	Contact Agent

OPPORTUNITY

Iconic Properties Group is pleased to present this 5 acre, owner-occupied industrial space in Poplar, Abbotsford, BC.

With flexible 12 zoning, the property can support various types of industrial development.

The property is located between HWY 1 and the US border, offering quick and easy access to all points in the Metro Vancouver area through multiple routes.

This site may be delivered vacant mid to late 2025.



NEARBY AMENITIES

FOOD & DRINK

- ① Tim Horton's
- ② Ricky's Restaurant
- ③ Rivers Restaurant
- ④ Triple O's
- ⑤ McDonald's

SHOPS & SERVICES

- ① ESSO Gas Station
- ② Chevron Gas Station
- ③ On The Run
- ④ Pharmasave Midtown
- ⑤ CIBC



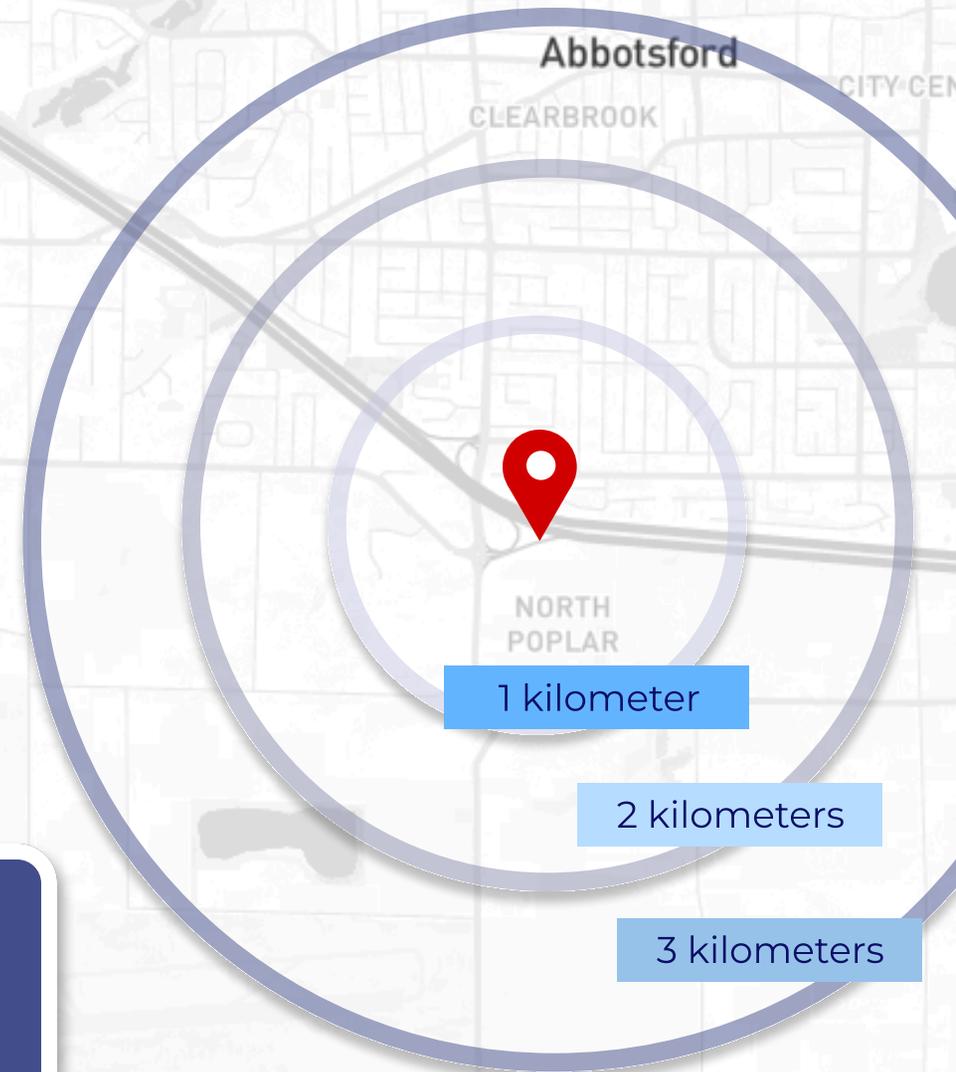
SUBJECT PROPERTY

DEMOGRAPHICS

This property is located on the north-west side of Poplar in Abbotsford, just a few minutes away from the Trans-Canada Highway and Abbotsford International Airport.

The Location is about 20 minutes away from the United States border, and only a few minutes drive to the center of Abbotsford city.

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.



	1 km	2 km	3 km
Population (2024)	1,564	13,827	39,407
Population (2029)	1,536	13,765	39,308
Projected Annual Growth (2024-2029)	-1.79%	-0.44%	-0.25%
Median Age	39.8	38.6	40
Average Household Income (2024)	\$108,533	\$104,77	\$1105,841
Average Persons Per Household	3	3	3



SUBJECT PROPERTY



SUBJECT PROPERTY



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