

FOR SALE | DEVELOPMENT OPPORTUNITY

MAPLEWOOD & JACKSON LAND ASSEMBLY

ABBOTSFORD, BC



Assembly Location*
*Not all properties are offered for sale, please contact the Listing Agent

PREMIUM MEDICAL USE DEVELOPMENT OPPORTUNITY

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LOCATION

The property is located on the southwest corner of Marshall Road and Jackson Street directly beside the Abbotsford Regional Hospital and Cancer Centre. This centrally located site has great exposure with easy access to Highway 1 via Marshall Road. Having a population of over 160,000 the City of Abbotsford is recognized as the hub of British Columbia's Fraser Valley region and is one of the fastest growing business centres in Canada. Specifically, the neighborhood where the property is located is emerging as a medical district given its proximity to the regional hospital and most of Abbotsford's senior housing stock. Abbotsford Regional Hospital and Cancer Centre is Canada's first newly constructed hospital to meet Leed Gold standards and with 300 beds has become truly a premium Hospital attracting medical professionals from across the Fraser Valley.

OPPORTUNITY

This is a rare redevelopment opportunity for Medical Building(s) and related uses, with an excellent proximity to Abbotsford Regional Hospital and Cancer Centre. The proximity to the hospital and lack of available medical space in the area makes this a highly sought-after location for medical users and for owner-users for medical and related uses complementing the health campus.

RECENT DEVELOPMENTS

As per recent announcement, with the Fraser Valley Regional Hospital District, First Nations and community partners, Fraser Health will build a new five-storey long-term care facility. It will be built on vacant land adjacent to the Maplewood House long-term care home and the Abbotsford Hospital and Cancer Centre at 1919 Jackson St. The facility will replace 109 beds at Cottage and Worthington Pavilion and add 91 net new beds. The project is in the procurement phase with construction expected to begin in 2025 and be complete in 2027.

[Click here for link to news](#)



WALK SCORE
VERY WALKABLE
83



TRANSIT SCORE
EXCELLENT TRANSIT
81



WORK SCORE
TOTAL # OF BUSINESSES
143 **2,184** **3,325**
1km 3km 5km



Fraser Health Authority recently announced expansion to the Senior Care Facility, adding more beds



LISTED FOR SALE



THE OWNERS WILL LOOK AT AN OFFER

SAILIENT DETAILS



1963 Maplewood Place, Abbotsford BC V2S 6S9

Legal Address	Lot 4 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,401 Square Feet

1955 Maplewood Place, Abbotsford BC V2S 6S9

Legal Address	Lot 5 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,138 Square Feet

1971 Maplewood Place, Abbotsford BC V2S 6S9

Legal Address	Lot 3 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,691 Square Feet

1990 Maplewood Place, Abbotsford BC V2S 6T1

Legal Address	Lot 10 Section 16 Township 16 New West Minister District plan 70985
Lot Area	7,691 Square Feet

1982 Maplewood Place, Abbotsford BC V2S 6T1

Legal Address	Lot 9 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,784 Square Feet

1972 Maplewood Place, Abbotsford BC V2S 6T1

Legal Address	Lot 8 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,784 Square Feet

1969 Jackson Street, Abbotsford BC V2S 2Z8

Legal Address	Lot 13 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,004 Square Feet

1991 Jackson Street, Abbotsford BC V2S 2Z8

Legal Address	Lot 11 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,791 Square Feet

1961 Jackson Street, Abbotsford BC V2S 2Z8*

Legal Address	Lot 14 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,004 Square Feet

1951 Jackson Street, Abbotsford BC V2S 2Z8

Legal Address	Lot 15 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,004 Square Feet

1979 Jackson Street, Abbotsford BC V2S 2Z8

Legal Address	Lot 12 Section 16 Township 16 New West Minister District plan 70985
Lot Area	6,004 Square Feet

Green: Listed for Sale | **Orange:** The owners willing to sell

Not all homes must sell together, please contact the listing agent for more information.

** Listed with Royal LePage Langley.*

LOCATION OVERVIEW



ABBOTSFORD REGIONAL HOSPITAL

MARSHALL ROAD

PRIMROSE STREET

OWNED BY FRASER HEALTH AUTHORITY

1*

2*

3*

JACKSON STREET

TRANS-CANADA HIGHWAY



***POTENTIAL TO PURCHASE SEPARATELY**

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OCP DESIGNATION

PURPOSE & DESCRIPTION

- Enable hospital and supporting medical, and health, and residential care uses
- Serve a city wide or neighbourhood area
- Buildings typically include a mix of uses, are street fronting, and use surface, underground, and structured parking

BUILDING TYPE & HEIGHT

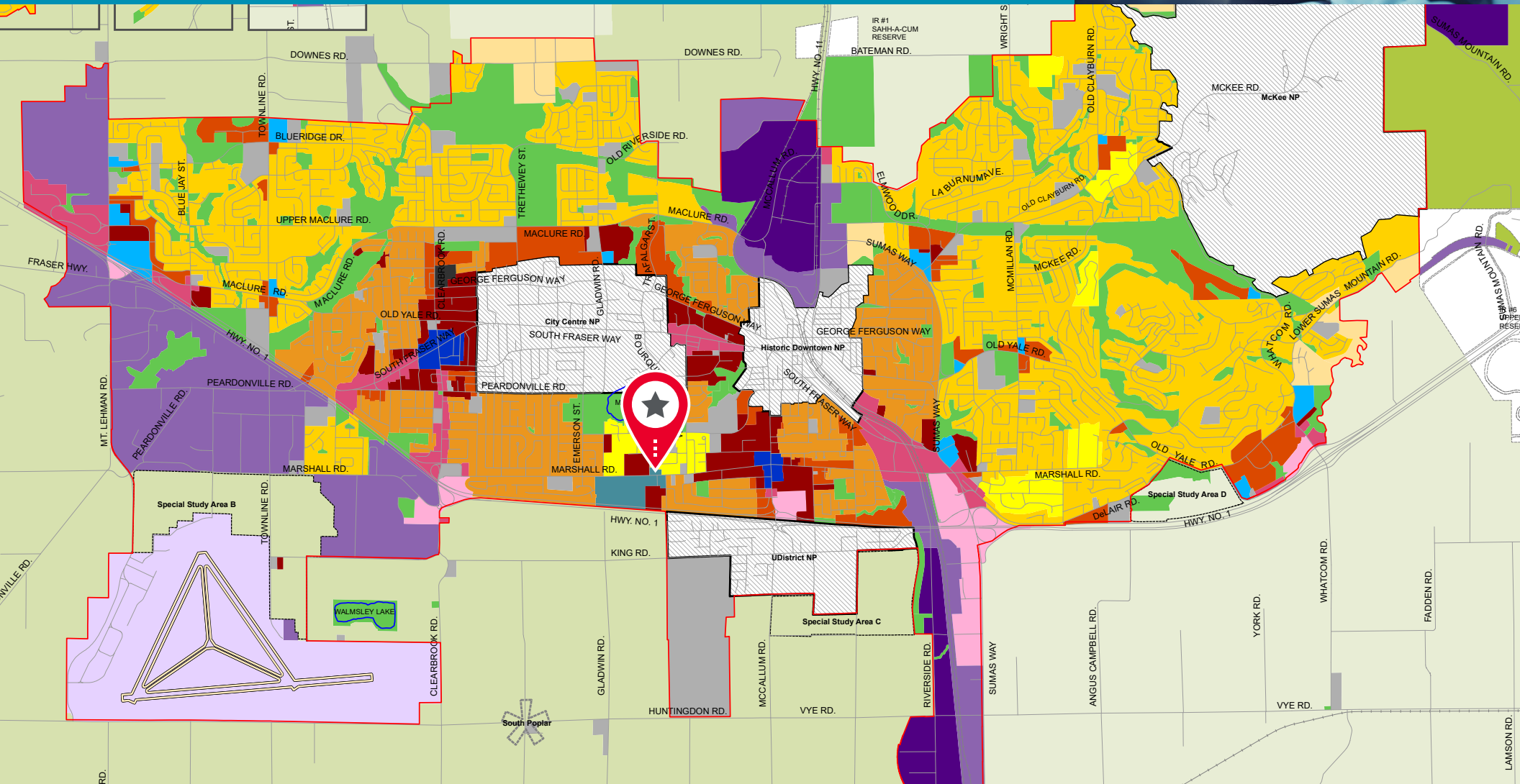
- Single or multi storey buildings including low or mid rises. Heights are limited to 6 storeys.

USES

- Medical, health, and residential care
- Commercial

DENSITY

- Up To 2.0 FSR





DEMOGRAPHICS

	1KM	3KM	5KM
Estimated Population (2022)	9,596	62,519	115,077
Projected Population (2027)	11,036	68,544	123,395
Population Growth (2022-2027)	15.0%	9.6%	7.20%
Average Household Income	\$89,748	\$84,205	\$102,955
Number of Businesses	165	2,392	3,565

INVESTMENT HIGHLIGHTS



One of the lower mainland's fastest growing municipalities



Demographic shift attracting families and empty nesters who have sold their single-family homes



Diverse economy that is driven by retail, education, health & social services



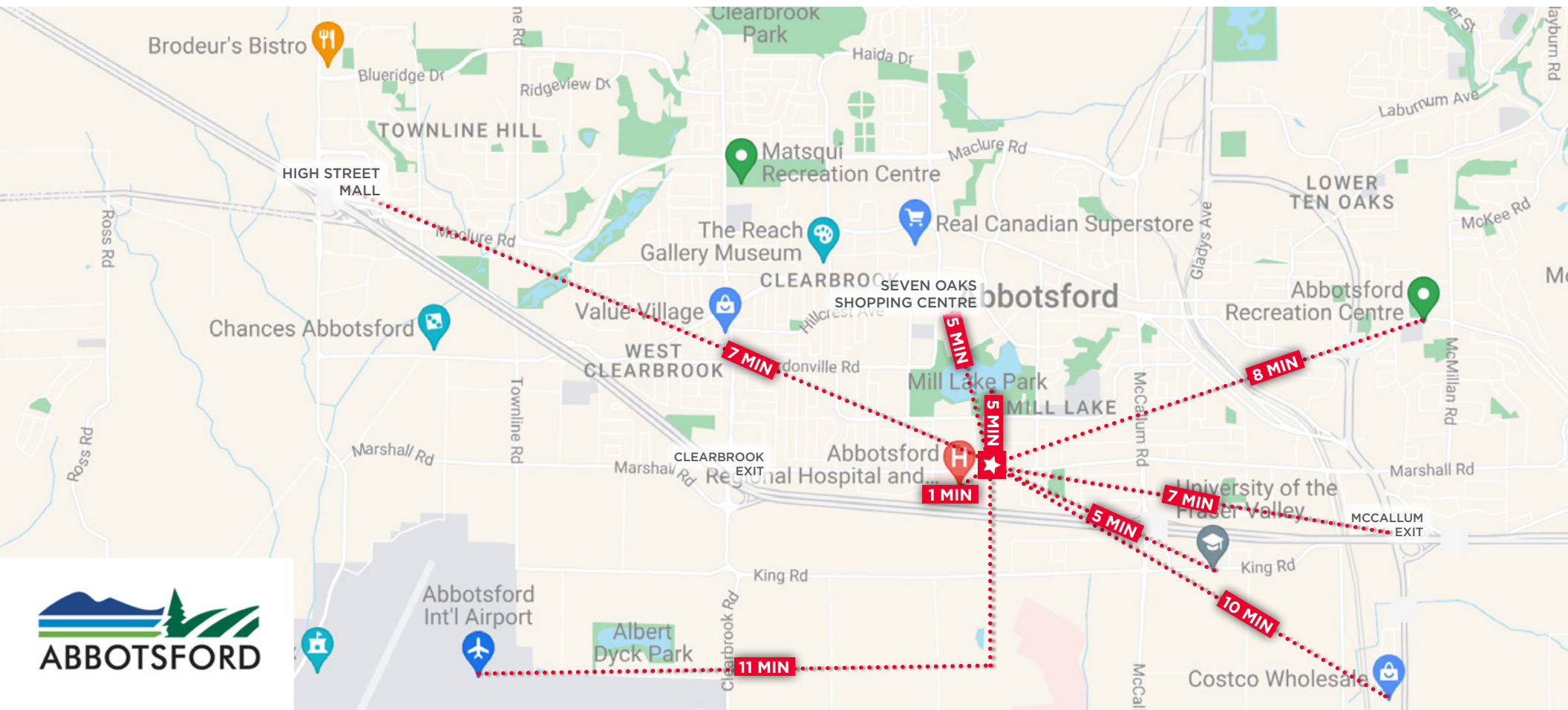
Abbotsford & Vancouver city are the only 2 lower mainland cities that have the key infrastructure features of an international airport, a regional hospital and a university



One of Metro Vancouver's most affordable housing markets

DRIVE TIMES

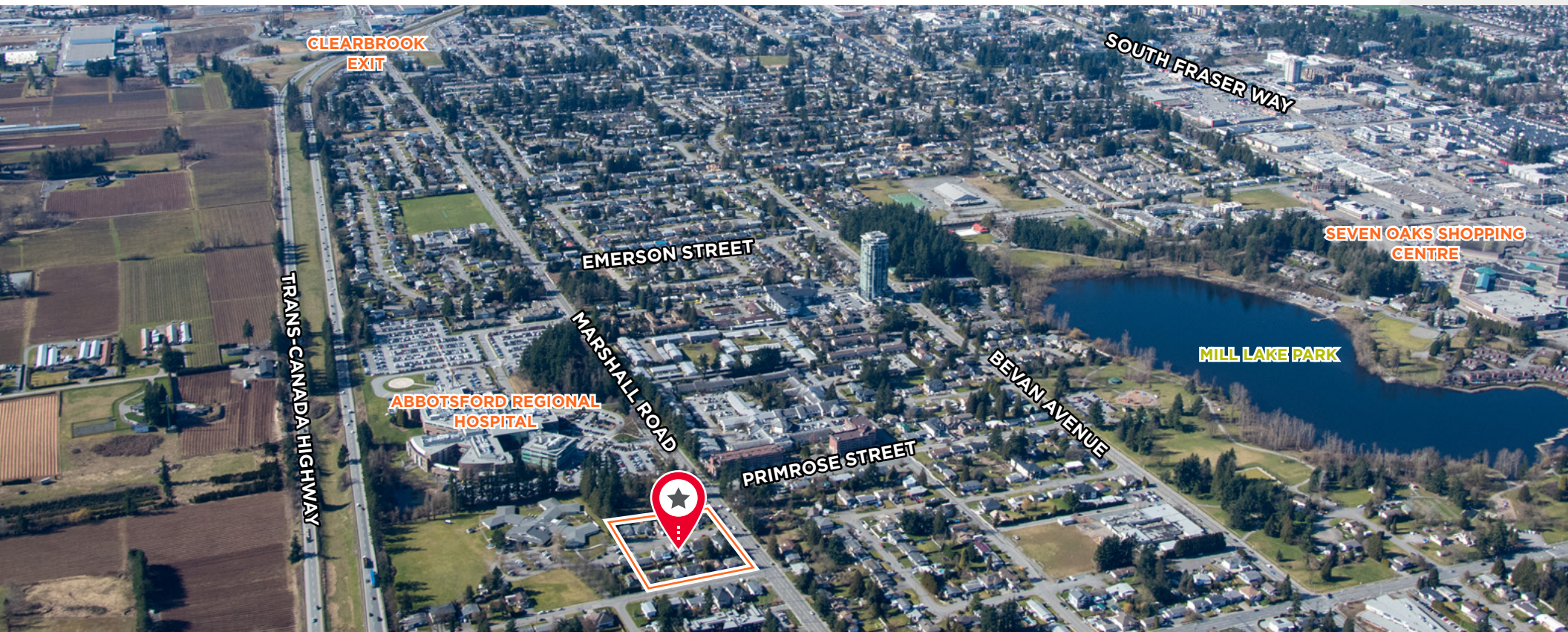
Abbotsford Regional Hospital and Cancer Centre	1 min
Abbotsford Recreation Centre	8 min
Abbotsford International Airport	11 min
Costco Wholesale	10 min
High Street Mall	7 min
Mill Lake Park	5 min
Seven Oaks Shopping Centre	5 min
University of Fraser Valley	5 min



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PRICE GUIDANCE

Please contact the listing agent for assembly information, potential smaller assemblies and price guidance.

Offers will be entertained on first come first serve basis.

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