

\$4,395,999 - 32354 Marshall Road, Abbotsford

MLS® #R3063024

\$4,395,999

6 Bedroom, 4.00 Bathroom, 6,988 sqft

Single Family on 0.37 Acres

N/A, Abbotsford, British Columbia

Incredible MIXED USE opportunity in CENTRAL ABBOTSFORD! This rare property offers both RESIDENTIAL and COMMERCIAL components on a high exposure lot, making it an ideal choice for INVESTORS or OWNER OPERATORS looking for stable income and future growth potential. Upstairs features TWO spacious RESIDENTIAL units totaling 2,823 sqft with a combined 6 bedrooms and 4 bathrooms, each with full kitchens and bright living areas. Ground level, the 4,165 sqft COMMERCIAL space includes a convenience store, daycare, pizza shop, and salon. Have the option to grow the daycare (check with the city) Steps from transit, schools & amenities. With ample parking and high visibility this will be INCOME PRODUCING from day one! Bring your own ideas to grow in this prime location. (id:6289)

Built in 1974

Essential Information

Listing #	R3063024
Price	\$4,395,999
Bedrooms	6
Bathrooms	4.00
Square Footage	6,988
Acres	0.37
Year Built	1974
Type	Single Family



Sub-Type	Freehold
Style	Other

Community Information

Address	32354 Marshall Road
Subdivision	N/A
City	Abbotsford
Province	British Columbia
Postal Code	V2T1A4

Amenities

Amenities	Air Conditioning, Laundry - In Suite, Storage - Locker
Utilities	Electricity, Natural Gas, Water
Parking Spaces	20
Parking	Open, RV, Visitor Parking
View	Mountain view

Interior

Appliances	Washer, Dryer, Refrigerator, Stove, Dishwasher, Alarm System
Heating	Natural gas Baseboard heaters, Forced air
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1
Basement	Unknown

Listing Details

Listing Office	Keller Williams Ocean Realty
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