

BUILDING BROCHURE

PACIFIC PLACE - 32033 OLD YALE BUILDING

32033 Old Yale Rd. · Abbotsford, BC V2T 2C8 · Abbotsford West



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1 FOR SALE
FROM \$240,000

1 SOLD · 12 MO
\$275,000-\$275,000



Unit Mix

1 Bedroom

3 units

784 – 807 sf

from \$170,000

2 Bedroom

7 units

935 – 1,107 sf

from \$182,000

For Sale in Pacific Place - 32033 Old Yale Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$240,000	2 / 1	975 sf	\$246	105 32033 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$275,000	2 / 1ba	1084 sf	\$254	2026-02-24
\$255,900	1 / 1ba	784 sf	\$326	2024-03-24
\$249,900	1 / 1ba	807 sf	\$310	2024-02-24
\$290,000	2 / 1ba	1080 sf	\$269	2023-07-31

Value & Financing

Price Positioning

\$246 /sq ft

Active listings here average **\$246/sf** vs **\$437/sf** across Abbotsford West.

44% below area average

Mortgage Snapshot

\$1,149 /mo

Entry price (from)	\$240,000
20% down payment	\$48,000
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1979	LEVELS 3	SUITES 14	CONSTRUCTION Frame - Wood
EXTERIOR Aluminum	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1007	

Overview

Pacific Place 32033 Old Yale Rd, Abbotsford, BC V2T 1W3, Canada NWS1007. Pacific Place is located on Old Yale Road and 320 Street in a convenient neighbourhood of Abbotsford. Built in 1980, Pacific Place offers 18 homes that are well maintained and professionally managed by Campbell Property Management: 604-864-0380. Maintenance fees include garbage pickup, gardening, gas, hot water, management, and snow removal.

This is a prime location just minutes away from Boston Pizza, World Gym Abbotsford, Price Smart Foods, Canadian Tire, London Drugs, and Sevenoaks Shopping Centre. Transit and major routes

are close by and within walking distance. Features of Pacific Place include elevators, a guest suite, and a workshop. Pacific Place has a 55+ age restriction and does not allow pets or rentals. »

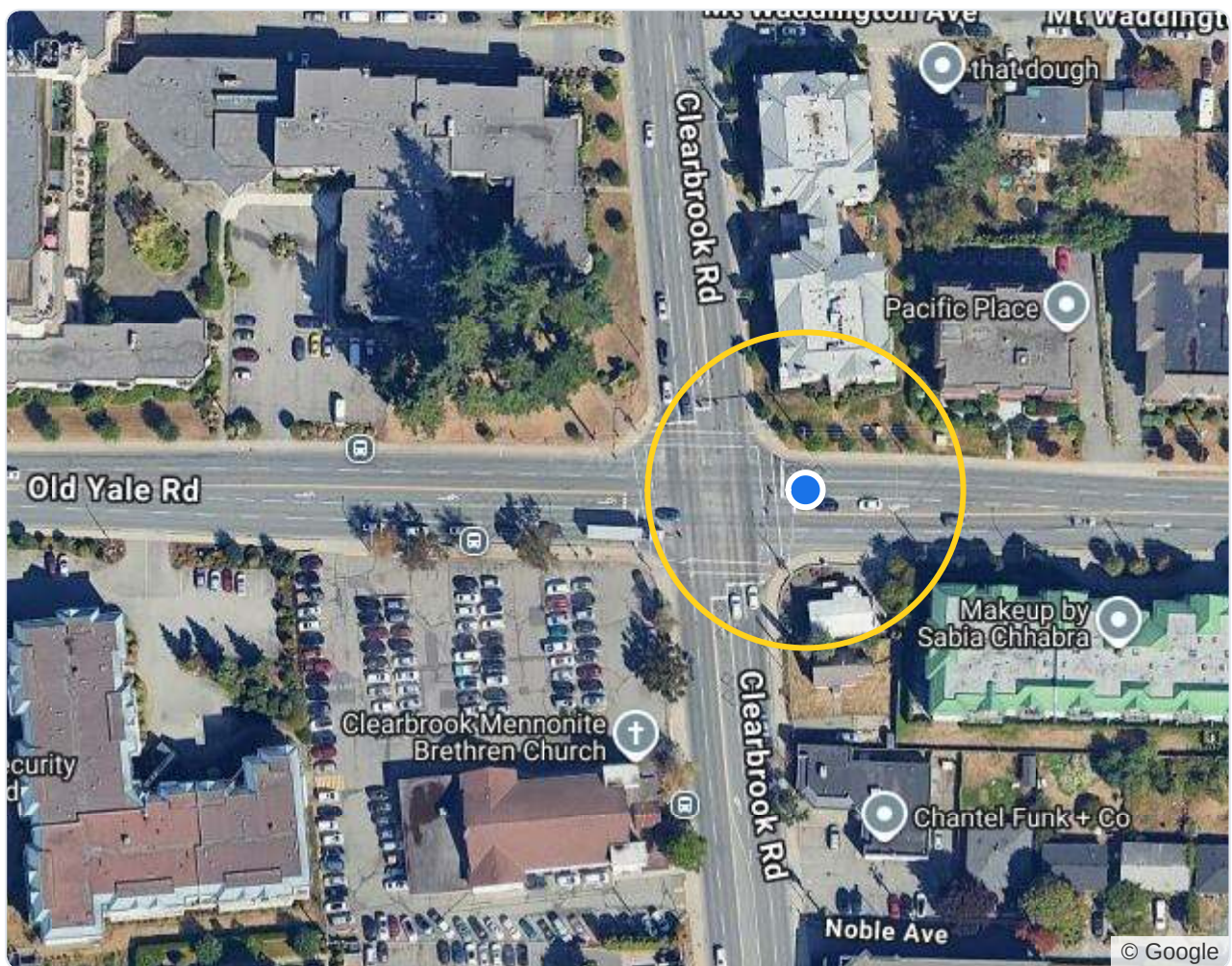
Amenities & Features

- ✓ Elevator
- ✓ Recreation Center
- ✓ Storage

Maintenance Fees Include

- ✓ Gardening
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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