

FOR LEASE

7,850 SF FREESTANDING COMMERCIAL BUILDING

2699 West Railway Street
Abbotsford, BC



 **FRONTLINE**
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 7,850 sf freestanding building
- Office/showroom and warehouse space
- Located in Historic Downtown Abbotsford
- \$18.00 psf net

*For more information
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7,850 SF FREESTANDING COMMERCIAL BUILDING

2699 West Railway Street
Abbotsford, BC

OPPORTUNITY

An opportunity to lease a 7,850 square foot freestanding building on a corner lot in Historic Downtown Abbotsford. The building boasts a reception area, office/showroom, and an open concept warehouse space. There is dedicated parking at the front and side of the building with the opportunity to lease additional parking and/or an outdoor space. This opportunity would be ideal for a service commercial business and is move in ready.

PROPERTY FEATURES

- Corner lot with multiple access/egress points
- Signage opportunity
- Private parking lot with potential to lease more parking spaces or outdoor space
- 5 minutes to Highway 1 via McCallum Road
- Move in ready

AVAILABILITY

DESCRIPTION	SIZE	CEILING HEIGHT
Office/Showroom	3,437 sf	8 ft 6 in - 11 ft 2 in
Warehouse	4,413 sf	18 ft
TOTAL	7,850 sf	

ZONING

The property is zoned Historic Downtown Commercial (C7) which permits a variety of uses including:

- Pub, Restaurant or Brew-Pub
- Child Care Centre
- Commercial School
- Indoor Rec Facility
- Media Studio
- Office
- Retail

LEASE RATE

\$18.00 psf net

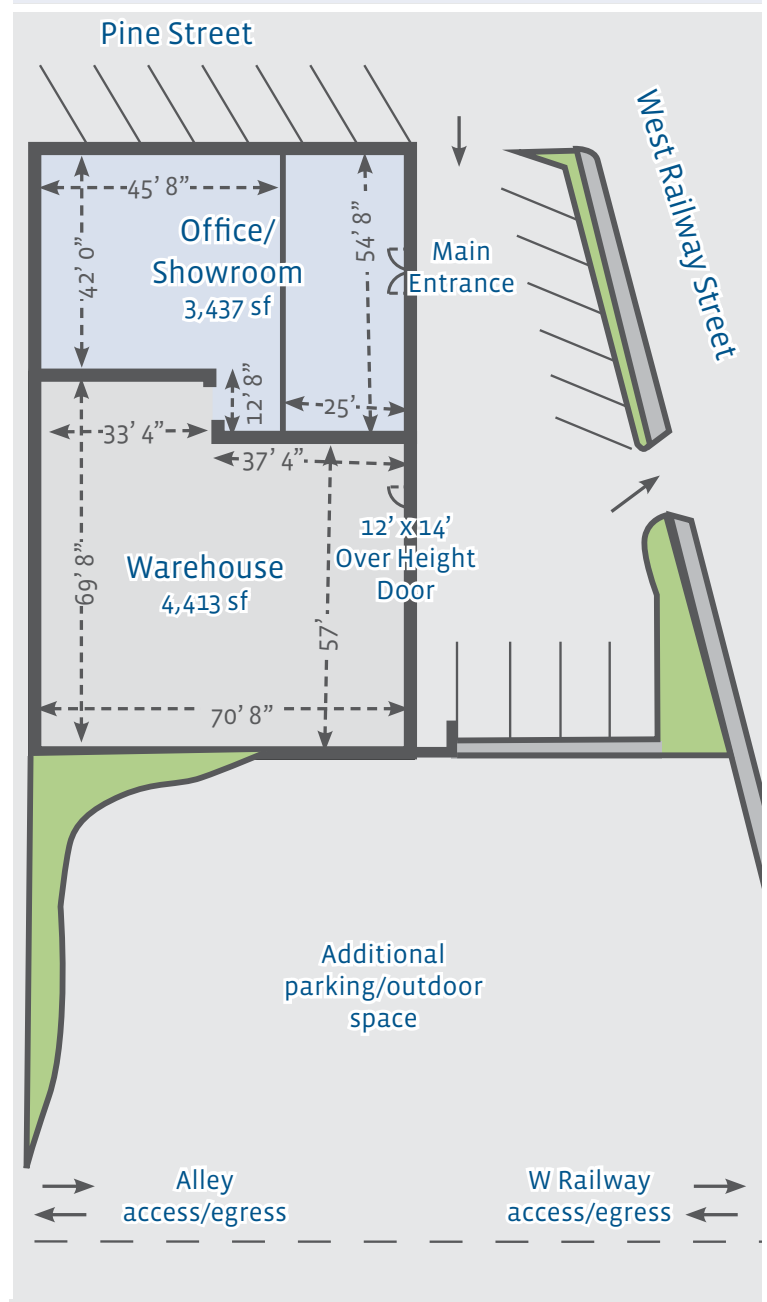
ADDITIONAL RENT

\$6.50 psf (approximate)

TOTAL MONTHLY RENT

\$16,027 (approximate)

SITE PLAN



FOR MORE INFORMATION CALL 604.583.2500

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LOCATION

The subject property is located in Historic Downtown Abbotsford, a neighbourhood that is experiencing development and renewal. The historic shopping district is characterized by pedestrian-friendly streets with picturesque brick-lined sidewalks, historic buildings, and unique shops. The City of Abbotsford is committed to the continued rejuvenation of the area through the Historic Downtown Neighbourhood Plan, while maintaining the unique characteristics of the area with the development of small business. The location is conveniently accessible via Highway 1 and major local routes including McCallum Road and South Fraser Way.

LOCATION MAP



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