

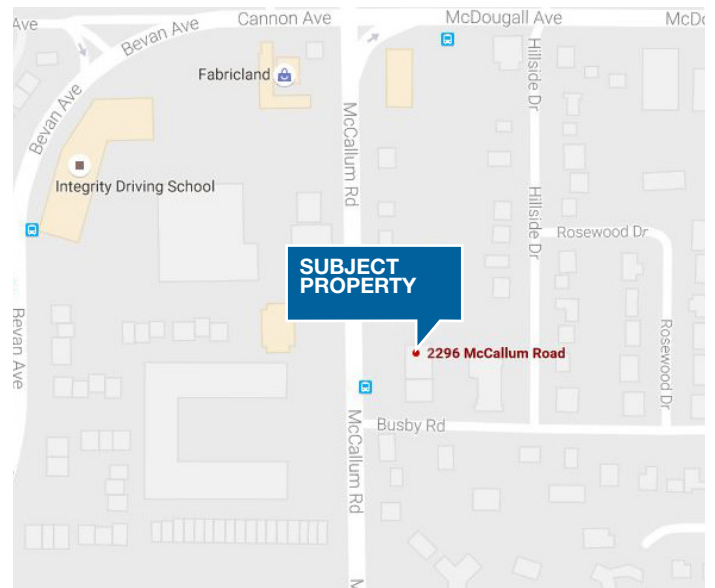


## 2296 McCallum Road, Multiple Units

Abbotsford, British Columbia

### Property Highlights

- Office/Retail opportunity for finished main and 2nd floor space near Highway #1.
- Professionally managed building, common washrooms and plenty of natural light.
- Zoning: C-3
- Ample Parking
- New lease rate: \$12.50 - \$14.00 per sf.



### Gary Niesner

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## Property Details

Finished first and second floor offices (1,448—1,847 sf). Main floor can be modified for retail use. Neighboring tenants include Fraser Health Authority and CRKG Accountants. Ample on-site parking. Building is professionally managed by NAI Goddard and Smith.

## Unit Descriptions

### Unit 101

Reception, 3 offices, open work areas, kitchenette, common washrooms.

### Unit 200

3 offices, 1 large office, boardroom, open work areas, common washrooms.

## Zoning

CD- 3

## Location

Easy access to Highway #1 and South Fraser Way.

## Parking

Ample free parking

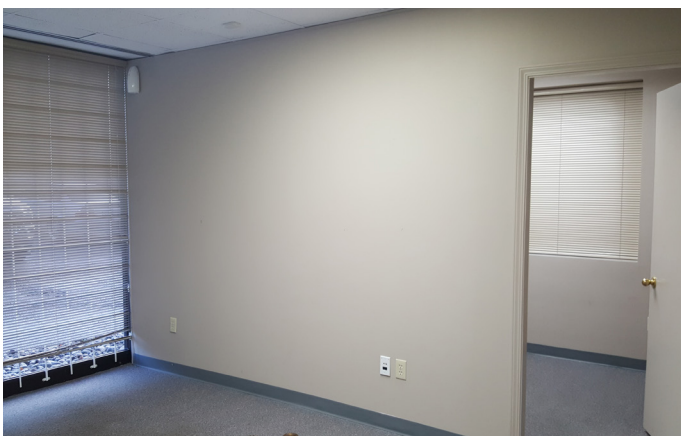
## Availability

Immediately

## Units Sizes and Rates

Unit	SF	Net Rate/SF	Operating Costs/SF	Gross/Month
101	1,448	\$14.00	\$7.00	\$2,534.00 + GST
200	1,847	\$12.50	\$7.00	\$3,001.38+ GST







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