

FOR SALE

FULLY LEASED SERVICE COMMERCIAL BUILDING

31897 & 31899
Mercantile Way
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- Fully leased to long term tenant
- 5,505 sf service commercial building
- Asking price: \$1,200,000
- 4.34% blended cap rate

For more information

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FLRE.ca

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OPPORTUNITY

Frontline Real Estate Services is pleased to present the opportunity to acquire a commercial investment property in Abbotsford's Clearbrook area. The subject property is fully leased to a single, long term tenant: Pinnacle West Inc. Located adjacent to Highway 1 it boasts exceptional exposure and convenient access via the Clearbrook Road interchange.

PROPERTY FEATURES

- Fully leased to single tenant
- Lease expiry: January 31, 2022
- 5,505 sf building (rentable) on 11,350 sf lot
- Zoned C4 (Service Commercial)
- Bare land strata
- Highway 1 exposure and access
- 10 minutes to Abbotsford International Airport
- 12 minutes to US border (Sumas)

CAP RATE ANALYSIS

Date	NOI	Cap Rate
Feb 2017	\$49,200	4.1%
Feb 2018	\$49,200	4.1%
Feb 2019	\$49,200	4.1%
Feb 2020	\$56,400	4.7%
Feb 2021	\$56,400	4.7%

PROPERTY DOCUMENTATION

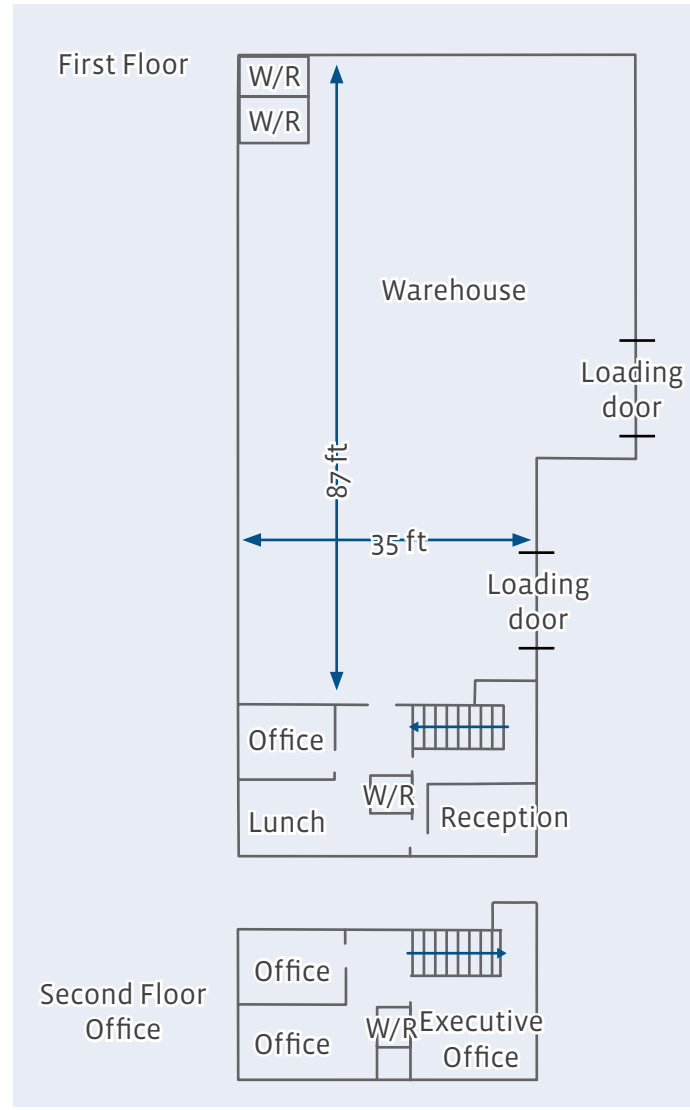
Additional information regarding the property is available upon request, please contact the listing agents.

PROPERTY TAXES

\$11,443.20 (2015)

ASKING PRICE

\$1,200,000



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