

# FOR SALE/LEASE

RARE FREESTANDING RETAIL BUILDING IN MATSQUI

5814 Riverside Street  
Abbotsford, BC



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## PROPERTY HIGHLIGHTS:

- 3,075 sf freestanding retail building
- Located in Abbotsford's Matsqui Village
- Asking lease rate: \$12.00 psf net
- Asking sale price: \$645,000 (\$209.76 psf)

*For more information*  
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## OPPORTUNITY

A rare opportunity to purchase or lease a 3,075 sf freestanding retail building in Matsqui Village.

## LOCATION

Matsqui Village is the historic rural centre of Abbotsford's Matsqui Prairie neighbourhood. Matsqui Village is located just west of Abbotsford Mission Highway (Highway 11), with over 61,000 daily commuters (2015 BC Ministry of Transport Traffic Data). The Village is also accessible by public transit, the Mission Connector bus stops directly in front of the property. The neighbourhood is dominantly detached homes inhabited by families, the dominant age group for Matsqui Prairie residents is 10 to 19 years (2014 census).

## PROPERTY FEATURES

- Corner exposure
- Signage opportunities
- Multiple access/egress points
- Finished interior
- Designated parking stalls at the rear of the building

## ZONING

The property is zoned C-1 Local Commercial Zone which allows for a variety of commercial uses including, but not limited to: office, retail, restaurant, coffee shop, community service, health care office, and child care centre.

## BASIC RENT

\$12.00 psf net

## ADDITIONAL RENT

\$2.75 psf

## PROPERTY TAXES

\$5,555.47 (2017)

## ASKING PRICE

\$645,000

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