

FOR SALE

SINGLE TENANT INDUSTRIAL INVESTMENT

34315 Manufacturers Way &
660 Riverside Road
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- Two industrial properties with a single, long-term tenant
- 47,483 sf of buildings on a total of 5.349 acres
- Convenient access to Highway 1
- NOI: \$505,193

For more information
PLEASE CONTACT:

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OPPORTUNITY

Frontline Real Estate Services is pleased to present the opportunity to acquire two industrial investment properties with a single, long term tenant. 660 Riverside Road is improved with a total of 47,483 sf of industrial space while 34315 Manufacturers Way has no permanent structures.

PROPERTY FEATURES

- 100% occupancy with single long-term tenant
- NOI: \$505,193
- Zoning: I-2 (General Industrial)
- Designation: High Impact Industrial

34315 Manufacturers Way

- Lot size: 1.499 acres (65,301 sf)
- No permanent structures

660 Riverside Road

- Lot size: 3.85 acres (167,706 sf)
- Building footprint: 42,910 sf (25.59% site coverage)
- Building size: 47,483 sf

TENANT INFORMATION

The tenant has occupied both properties for 27 years. Their current lease expires April 30, 2022 with a 5 year renewal option.

PROPERTY DOCUMENTATION

The following information is available upon receipt of a signed confidentiality agreement:

- Property Assessments - 2017
- Rent Roll (May 2017)
- Income Statements (2016-17)
- Title Documents
- Leases and Lease Renewals
- Appraisals
- Site Plan - 660 Riverside Road
- Building Plans - 660 Riverside Road
- Environmental Reports (phase 1 and 2)

For access to the above documents please contact the listing agents to obtain a confidentiality agreement.

ASKING PRICE

Contact listing agents for price guidance

660 RIVERSIDE ROAD BUILDINGS



FOR MORE INFORMATION CALL 604.583.2500

FOR SALE

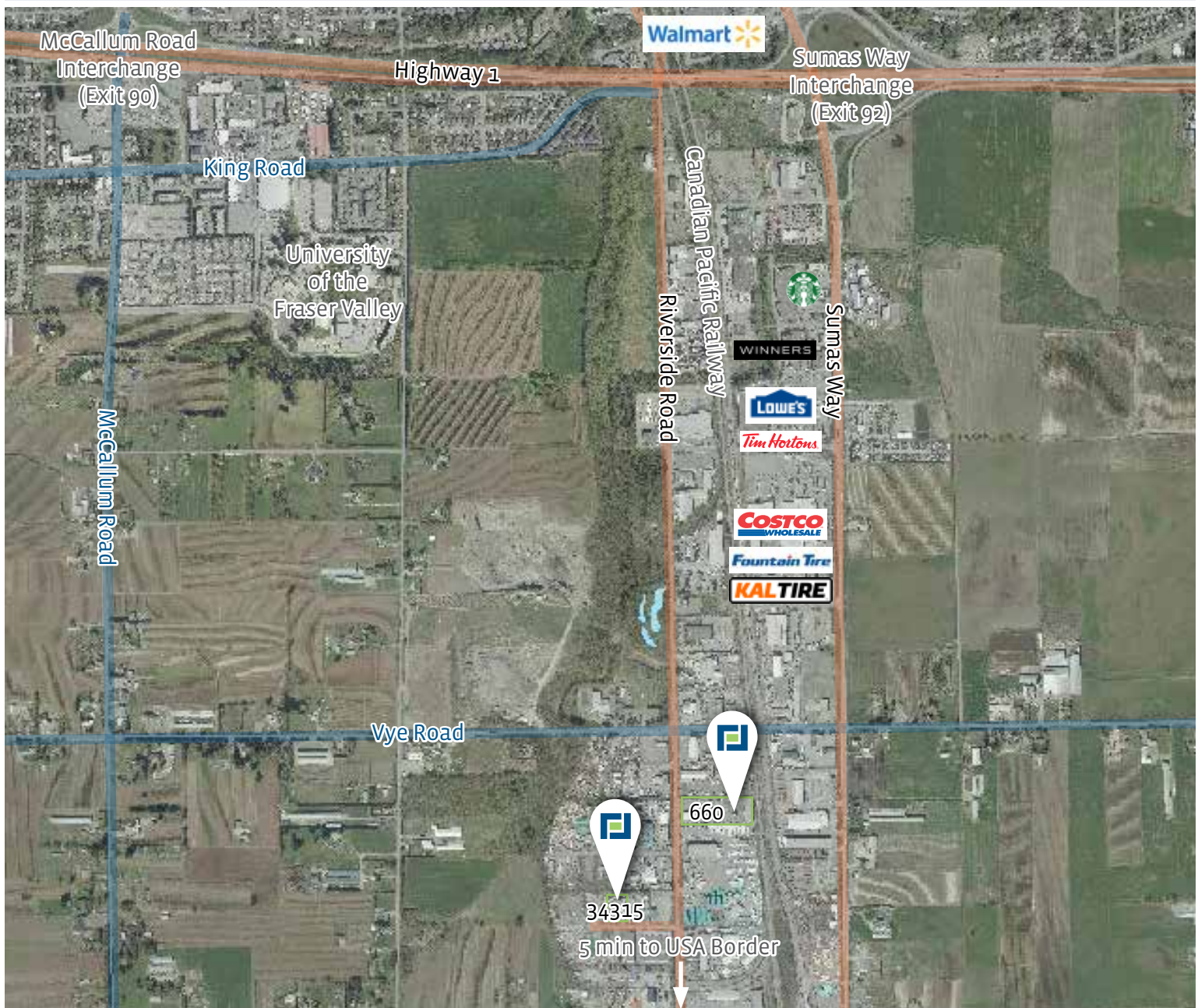
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LOCATION

The subject properties are located in the Sumas industrial area of central Abbotsford, a targeted area for businesses due to the surrounding amenities and the City of Abbotsford's large employment base. Convenient access to the property is provided by the Trans-Canada Highway via exit 90 (McCallum Road) and 92 (Sumas Way/Highway 11). The Huntingdon Border Crossing is located approximately 5 minutes south of the properties.

LOCATION MAP



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