

FOR SUBLEASE

UP TO 3,905 SF RETAIL SPACE IN DOWNTOWN ABBOTSFORD

2617 & 2619
Montrose Avenue
Abbotsford, BC



FRONTLINE
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PROPERTY HIGHLIGHTS:

- 1,689 - 3,905 sf retail space located in Historic Downtown Abbotsford
- Excellent exposure and window frontage
- Flexible lease term (sublease expires May 14, 2019)
- Asking rate: \$21.00 psf net

For more information
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OPPORTUNITY

An opportunity to sublease up to 3,905 sf retail space with the potential to lease an additional 1,947 sf. The space would be ideal for a boutique retail shop looking for a short term lease with an option to extend.

LOCATION

This space is located in the core of Historic Downtown Abbotsford, a pedestrian-friendly neighbourhood with picturesque brick-lined sidewalks, historic buildings, and unique shops such as Duft & Co Bakehouse and Spruce Collective. The location is conveniently accessible via Highway 1 and local thru-fares including McCallum Road and South Fraser Way.

PROPERTY FEATURES

- Window frontage ideal for retail
- Great signage opportunity
- Ample parking directly out front
- 5 minutes to Highway 1 via McCallum Road
- Abundance of local foot traffic

ZONING

Zoned C7 allowing for a variety of commercial uses.

LEASE RATE

\$21.00 psf net

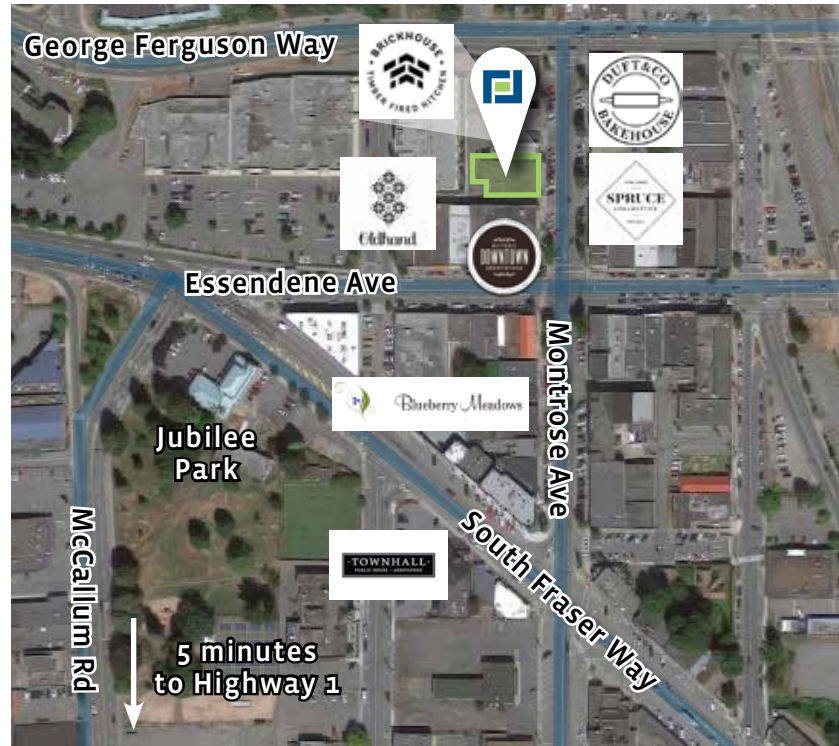
ADDITIONAL RENT

\$7.16 psf

TOTAL MONTHLY RENT

\$9,163.73

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