

# FOR LEASE

7,850 SF FREESTANDING COMMERCIAL BUILDING

2699 West Railway Street  
Abbotsford, BC



 **FRONTLINE**  
REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS:

- 7,850 sf freestanding building
- Corner location with signage opportunities
- Located in Historic Downtown Abbotsford
- Lease rate: \$15.00 psf net

*For more information  
PLEASE CONTACT:*

Todd Bohn  
Personal Real Estate Corporation  
d 604.676.4138  
c 778.808.8633  
todd@FLRE.ca

George Richmond  
d 604.283.1439  
c 604.786.1094  
george@FLRE.ca

[www.FLRE.ca](http://www.FLRE.ca)

# FOR LEASE

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## OPPORTUNITY

An opportunity to lease a 7,850 square foot freestanding building on a corner lot in Historic Downtown Abbotsford. The building boasts a reception area, office/showroom, and an open concept warehouse space. There is dedicated parking at the front and side of the building with the opportunity to lease additional parking and/or an outdoor space. This opportunity would be ideal for a service commercial business and will be ready for occupancy Fall 2018.

## PROPERTY FEATURES

- Corner lot with multiple access/egress points
- Signage opportunity
- Occupancy Fall 2018
- Private parking lot with potential to lease more parking spaces or outdoor space
- 5 minutes to Highway 1 via McCallum Road

## AVAILABILITY

DESCRIPTION	SIZE	CEILING HEIGHT
Office/Showroom	3,437 sf	8 ft 6 in - 11 ft 2 in
Warehouse	4,413 sf	18 ft
<b>TOTAL</b>	<b>7,850 sf</b>	

## ZONING

The property is zoned Historic Downtown Commercial (C7) which permits a variety of uses including:

- Pub, Restaurant or Brew-Pub
- Child Care Centre
- Commercial School
- Indoor Rec Facility
- Media Studio
- Office
- Retail

## LEASE RATE

\$15.00 psf net

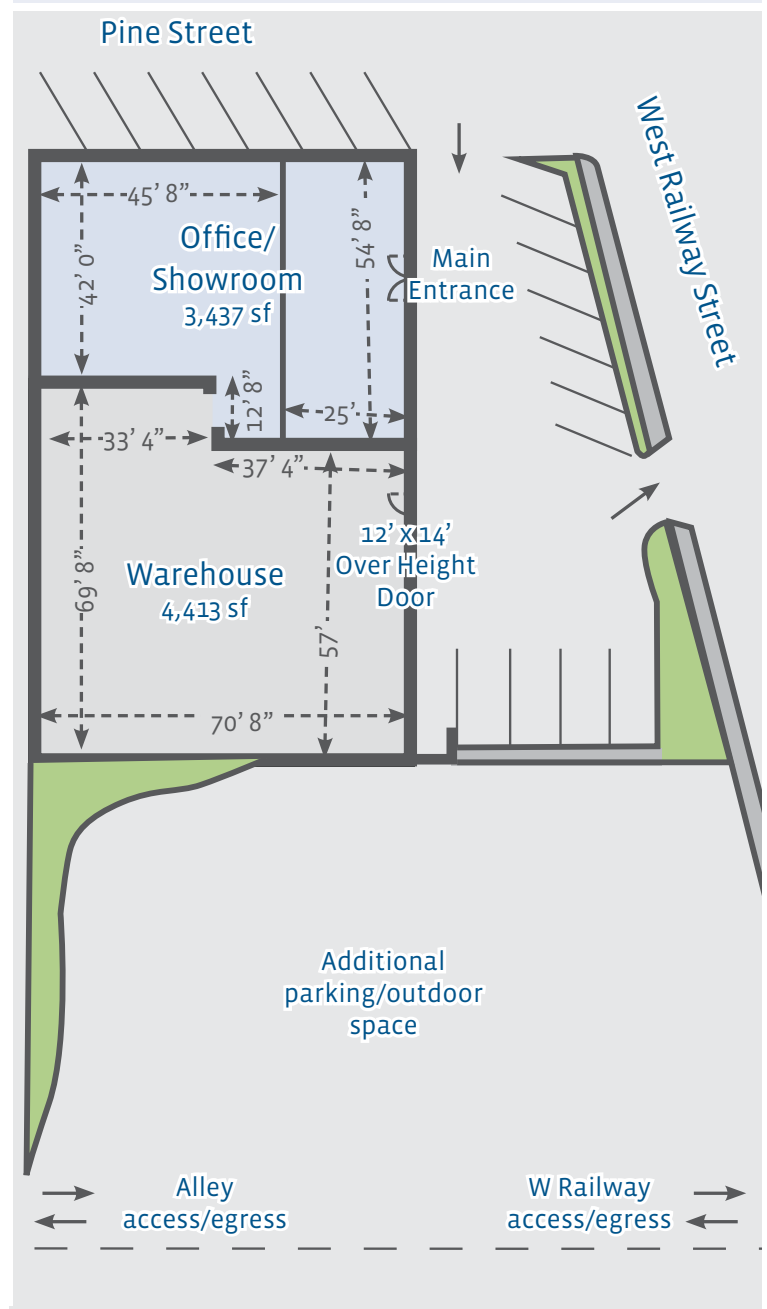
## ADDITIONAL RENT

\$5.47 psf

## TOTAL MONTHLY RENT

\$13,399.32

## SITE PLAN



FOR MORE INFORMATION CALL 604.583.2500

# FOR LEASE

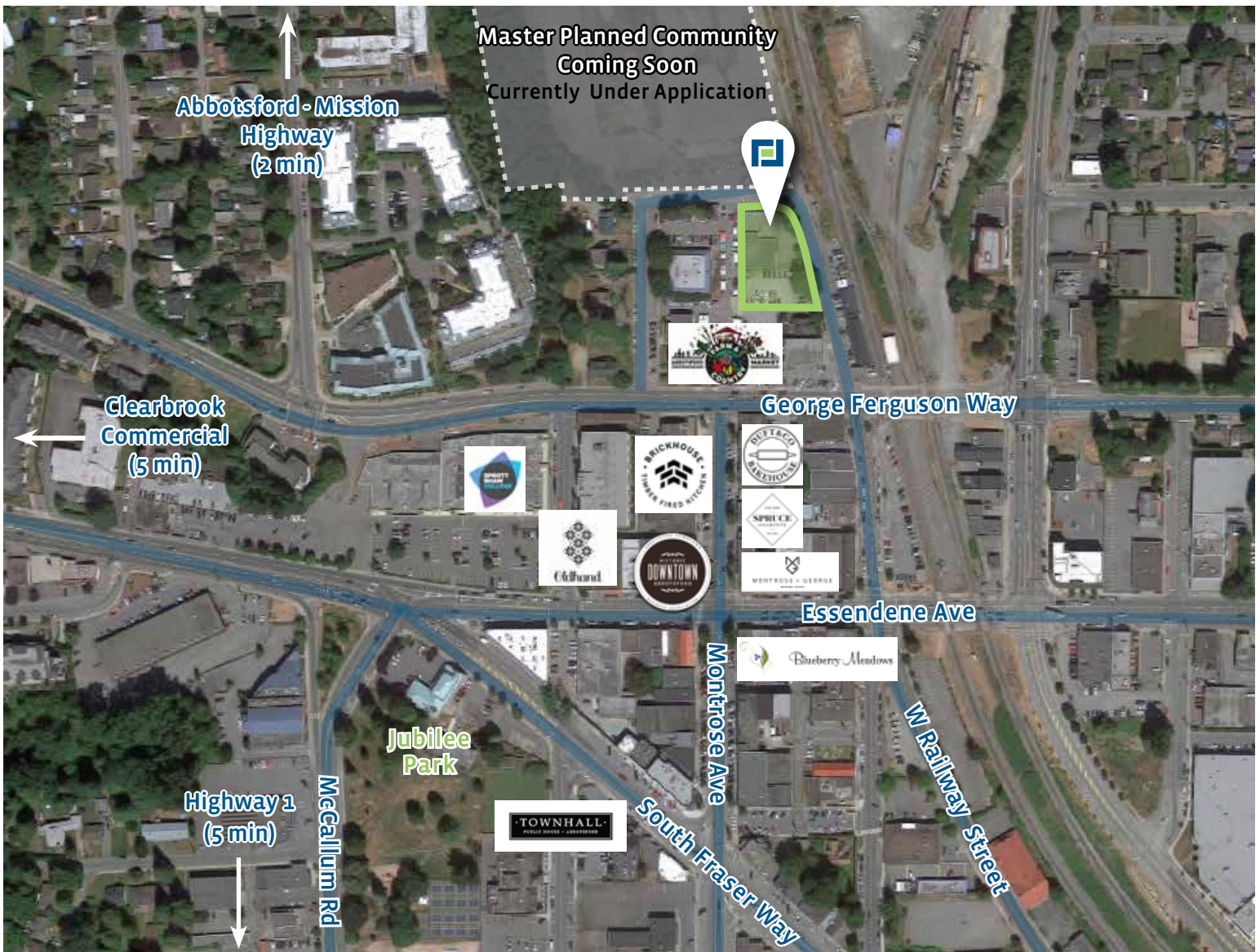
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## LOCATION

The subject property is located in Historic Downtown Abbotsford, a neighbourhood that is experiencing development and renewal. The historic shopping district is characterized by pedestrian-friendly with picturesque brick-lined sidewalks, historic buildings, and unique shops such as Duft & Co Bakehouse, Spruce Collective, Field Old Hand Coffee and Montrose & George General Store. The City of Abbotsford is committed to the continued rejuvenation of the area while maintaining the unique characteristics of the area with the development of small business. The location is conveniently accessible via Highway 1 and local thru-fares including McCallum Road and South Fraser Way.

## LOCATION MAP



Todd Bohn

Personal Real Estate Corporation

d 604.676.4138

c 778.808.8633

todd@FLRE.ca

George Richmond

d 604.283.1439

c 604.786.1049

george@FLRE.ca

160 – 8621 201 Street

Langley, BC V2Y 0G9

o 604.687.8300

f 604.687.8322

[FLRE.ca](http://FLRE.ca)



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