

FOR SALE/LEASE

NEWLY BUILT OUT OFFICE SPACE

Unit 305
32625 South Fraser Way
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 948 sf third floor office unit
- Fully built out with custom finishings
- Located in a AAA office building: "The Mark"
- Convenient location in Abbotsford City Centre

*For more information
PLEASE CONTACT:*

Rebecca MacLeod
d 604.571.6400
c 778.316.3092
rebecca@FLRE.ca

George Richmond
Personal Real Estate Corporation
d 604.283.1439
c 604.786.1094
george@FLRE.ca

www.FLRE.ca

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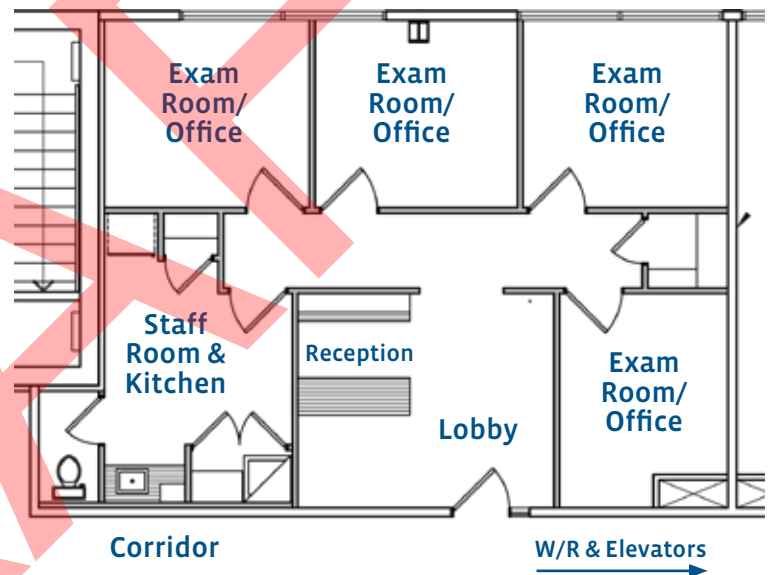
OPPORTUNITY

Presenting the opportunity to purchase or lease a newly built-out, 948 square foot unit in The Mark – a AAA office building in the heart of Abbotsford's commercial district. The unit's layout and proximity to Abbotsford Regional Hospital make this an excellent opportunity for various health care providers such as massage therapy, chiropractic or counselling services, however the unit would be suitable for a wide range of office uses.

PROPERTY FEATURES

- Office build out completed in 2019
- Professional, custom finishings
- AAA building with a variety of medical and service tenants
- 2 reserved underground parking stalls
- Ample surface parking for customers
- Zoned C5 – City Centre Commercial which allows for a large variety of commercial uses
- Retail amenities in neighbouring Sevenoaks Shopping Centre and West Oaks Mall

FLOOR PLAN



INTERIOR PHOTOS



FOR MORE INFORMATION CALL 604.583.2500

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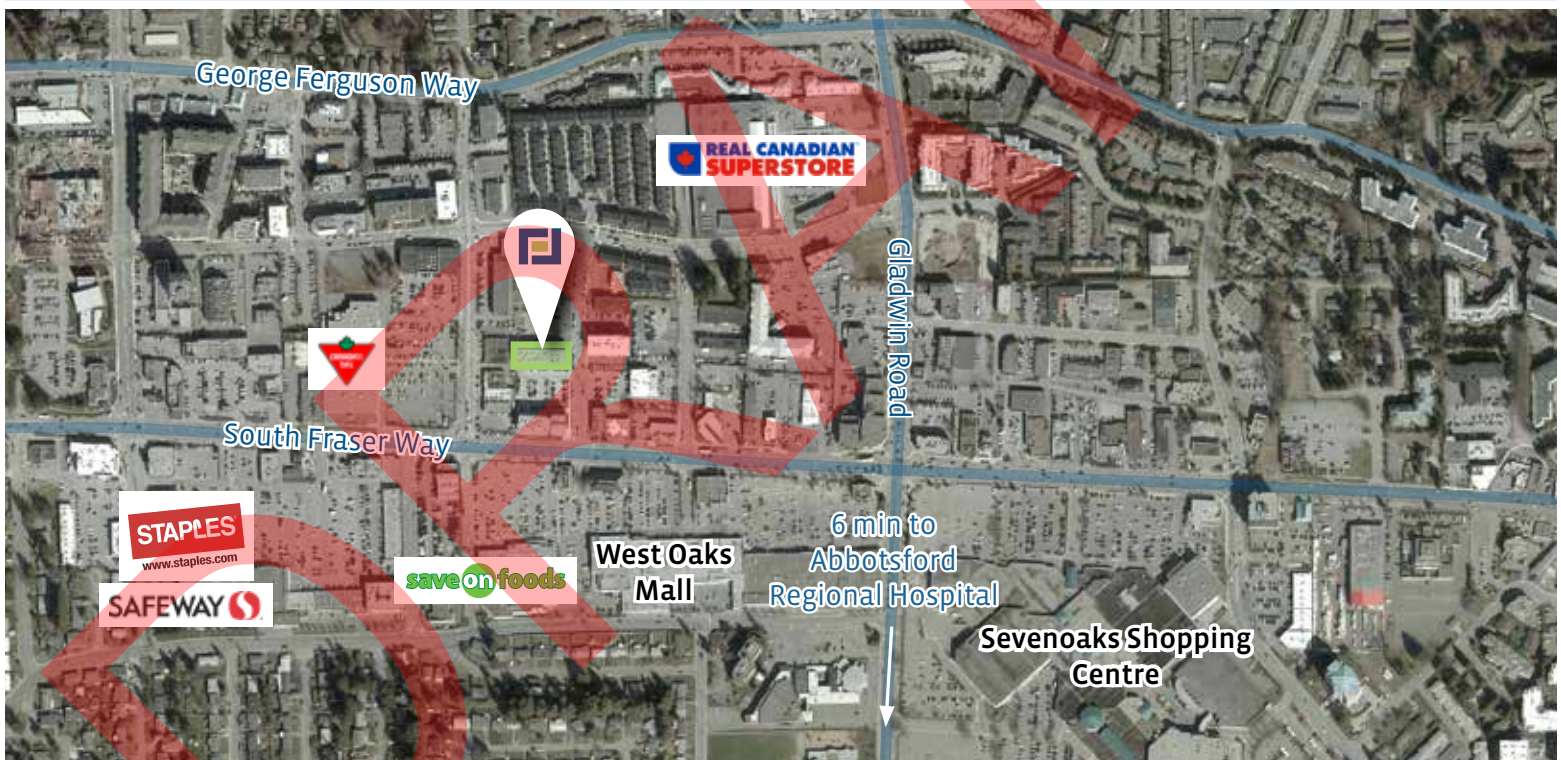
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LOCATION

This unit is strategically located in Abbotsford City Centre, the centre of Abbotsford's dynamic and vibrant commercial district. The unit is walking distance to various amenities, including those in Sevenoaks Shopping Centre and West Oaks Mall, and provides convenient access to Highway 1 and local thoroughfares. The Abbotsford Regional Hospital & Cancer Centre is located 6 minutes to the south.

Abbotsford's population is projected to almost double over the next 25-30 years and City Centre is one area that is forecasted to see the most growth. To help manage and direct this growth, the City of Abbotsford has adopted a new neighbourhood plan which positions City Centre as the centre of Abbotsford's public, economic and cultural life.

LOCATION MAP



BASIC RENT

\$25.00 psf net

ADDITIONAL RENT

\$10.83 psf

MONTHLY RENT

2,830.57 + GST per month

STRATA FEES

\$357.00 per month

PROPERTY TAXES

\$5,099.27 (2020)

ASKING PRICE

\$498,000

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Personal Real Estate Corporation
d 604.283.1439
c 604.786.1094
george@FLRE.ca

160 – 8621 201 Street
Langley, BC V2Y 0G9
o 604.687.8300
f 604.687.8322
FLRE.ca



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