



FOR LEASE  
UNITS 4-5  
**31716 SOUTH FRASER WAY**  
ABBOTSFORD, BC

**3,850 SF SHOP SPACE**



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**CUSHMAN &  
WAKEFIELD**

# FOR LEASE UNITS 4-5 31716 SOUTH FRASER WAY ABBOTSFORD, BC

## LOCATION

The subject property is located immediately east of the Peardonville Road exit from the TransCanada Highway. There is an entrance from South Fraser Way and Peardonville Road. The building is shared with KalTire. Numerous retail amenities are within walking distance.

## SITE SIZE

Approximately 0.738 acres (32,177 sf)

## ZONING

C-4 (Service Commercial Zone) zoning allows for a wide range of commercial uses included automotive uses among others.

## PROPERTY FEATURES

- Concrete block construction
- North & south entrances
- Multiple parking spaces on site

## AVAILABLE AREA

Approximately 3,850 SF of main floor shop area and reception office plus mezzanine storage.

- Ceiling fans
- Radiant tube warehouse heating
- Approximately 15'7" ceiling height
- One (1) 2-pc washroom
- Three (3) 12' high grade loading doors
- Gated yard area

## LEASE RATE

From \$22.95 per square foot, net per annum, plus GST

## ADDITIONAL RENT (2023)

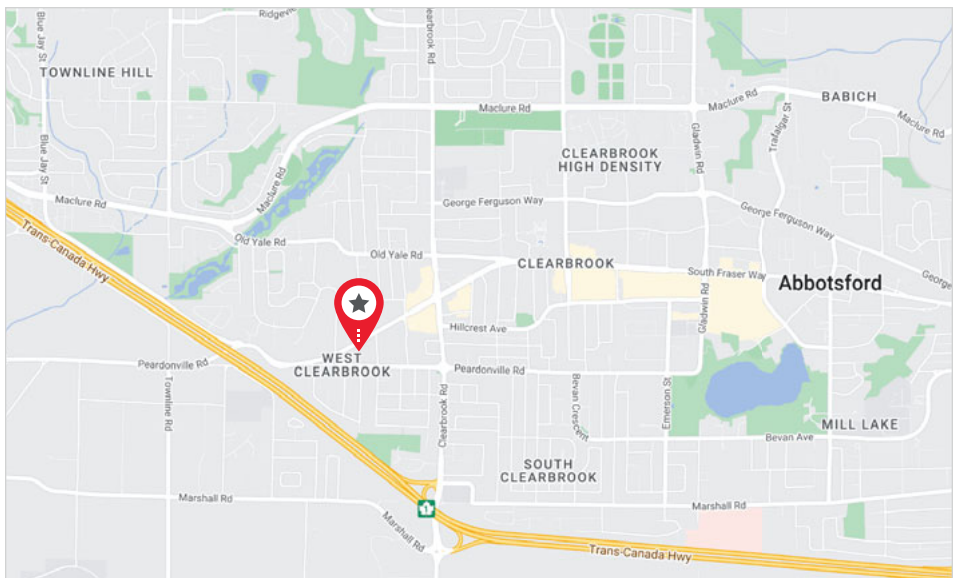
Estimated at approximately \$5.22 per square foot, per annum, plus GST

## AVAILABILITY

Mid September/October 2023

## COMMENTS

Landlord will consider upgrading lighting and office reception.



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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