FOR SALE NEW RETAIL AND OFFICE STRATA

MAYFAIR MEDICAL OFFICE BUILDING

2060 MCCALLUM ROAD

ABBOTSFORD, BC







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THE OPPORTUNITY

Cushman & Wakefield is pleased to present to the market, the opportunity to purchase Stata units in Mayfair Medical Building.

THE LOCATION

The property is located on the corner of McCallum Road and Mayfair Avenue directly across from Abbotsford Medical Centre and in close proximity to Abbotsford Regional Hospital and Cancer Centre. This centrally located site has great exposure with easy access to Highway 1 via Marshall Road. Having a population of over 160,000 the City of Abbotsford is recognized as the hub of British Columbia's Fraser Valley region and is one of the fastest-growing business centres in Canada. Specifically, the neighbourhood where the property is located is emerging as a medical district given its proximity to the regional hospital and most of Abbotsford's senior housing stock. Abbotsford Regional Hospital and Cancer Centre is Canada's first newly constructed hospital to meet Leed Gold standards and with 300 beds has become truly a premium Hospital attracting medical professionals from across the Fraser Valley.

SALIENT DETAILS

Civic Address	2060 McCallum Road, Abbotsford BC V2S 3N4
Legal Description	Strata Lots 1-33, Section 15, Township 16 NWD Strata Plan EPS8691
Current Zoning	N78 - Comprehensive Development Zone 78

Please ask for a copy of the Vendor's approved form of Contract of Purchase and Sale.





OPPORTUNITY HIGHLIGHTS

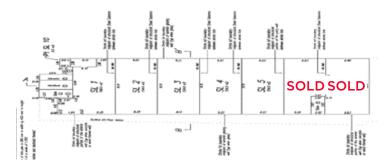
- LOCATED IN A CENTRAL AND ACTIVE NODE OF ABBOTSFORD
- HIGHLY EXPOSED PROMINENT LOCATION WITH EASY ACCESS TO HIGHWAY 1 VIA MARSHALL AND MCCALLUM/ CLEARBROOK
- CAPTIVATING DESIGN WITH AN ABUNDANCE OF GLAZING AND OPPORTUNITIES FOR NATURAL LIGHT PENETRATION
- COMPLIMENTARY RETAIL USES ON THE GROUND FLOOR WILL OFFER USER/TENANTS AMENITIES
- UNIQUE OFFERING WITH LIMITED PROFESSIONAL/MEDICAL-ORIENTED COMPETITION
- BUILDING HAS A SIGNIFICANT AMOUNT OF PARKING OVER TWO PARKING LEVELS
- THIRD AND FOURTH FLOOR SOUTH-FACING PATIOS
- AMPLE COMMON WASHROOMS FOR EACH OFFICE LEVEL

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2022)	12,195	56,558	114,423
Population (2027)	13,882	62,001	123,245
Projected Annual Growth (2022-2027)	13.8%	9.6%	7.7%
Median Age	38.4	40.6	39.7
Average Household Income (2022)	\$77,008	\$92,548	\$106,244









UNIT MIX

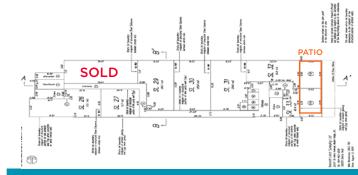
1ST LEVEL							
SL	Unit #	SL Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status	
SL1	100	1,710	\$800	\$862.68	\$1,368,307	Available	
SL 2	101	1,664	\$780	\$840.98	\$1,297,997	Available	
SL 3	102	1,664	\$770	\$840.98	\$1,281,356	Available	
SL 4	103	1,664	\$765	\$840.98	\$1,273,036	Available	
SL 5	104	1,664	\$760	\$840.98	\$1,264,715	Available	
SL 6	105	1,724				SOLD	
SL 7	106	1,724				SOLD	
Total	Total	11,564					

2ND LEVEL							
SL	Unit #	SL Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status	
SL 8	207	1,223				SOLD	
SL 9	206	784	\$650	\$396.07	\$509,348	Available	
SL 10	200	1,647	\$725	\$830.13	\$1,151,065	Available	
SL 11	201	1,319	\$700	\$667.36	\$923,004	Available	
SL 12	202	1,488				SOLD	
SL 13	203	1,468				SOLD	
SL 14	204	1,951				SOLD	
SL 15	205	1,516				SOLD	
Total	Total	11,395					



3RD LEVEL						
SL	Unit #	SL Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status
SL 16	311	1,125				Sold
SL 17	310	784	\$650	\$396.07	\$509,348	Available
SL 18	300	651				Sold
SL 19	301	639				Sold
SL 20	302*	1,170				Sold
SL 21	304	1,349				Sold
SL 22	305*	1,268				Sold
SL 23	307	653	\$725	\$330.97	\$473,692	Sold
SL 24	308	678	\$800	\$341.82	\$542,501	Available
SL 25	309	944				Sold
Total	Total	9,351				

* Potential for future subdivision of suites (future unit #s 303, 306, 403, 406)



4TH LEVEL							
Unit #	SL Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status		
410	1,217	\$770	\$613.10	\$941,540	Available		
409	793	\$760	\$401.50	\$602,908	Available		
400	1,273				Sold		
402*	1,170	\$780	\$591.40	\$912,628	Available		
404	1,354	\$780	\$683.63	\$1,056,197	Available		
405*	1,344	\$780	\$678.21	\$1,048,641	Available		
407	889	\$820	\$450.33	\$729,060	Available		
408	489	\$820	\$244.15	\$400,718	Available		
Total	8,529						
	Unit # 410 409 400 402* 404 405* 407 408	Unit # SL Area (SF) 410 1,217 409 793 400 1,273 402* 1,170 404 1,354 405* 1,344 407 889 408 489	Unit # SL Area (SF) Price (PSF) 410 1,217 \$770 409 793 \$760 400 1,273	Unit # SL Area (SF) Price (PSF) Monthly Strata Fee 410 1,217 \$770 \$613.10 409 793 \$760 \$401.50 400 1,273	Unit # SL Area (SF) Price (PSF) Monthly Strata Fee Absolute Pricing 410 1,217 \$770 \$613.10 \$941,540 409 793 \$760 \$401.50 \$602,908 400 1,273		

TOTAL: 40,839 SF

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