# FOR SALE #501 30731 SIMPSON ROAD · ABBOTSFORD · BRITISH COLUMBIA





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501 - 889 Pender Street, Vancouver, BC





### #501 30731 SIMPSON ROAD · ABBOTSFORD · BRITISH COLUMBIA





Located in Abbotsford's industrial area, only minutes from Highway 1 at Mt. Lehman Road, you have the rare opportunity to purchase this strata are house unit as Owner/ User or lease it out as an investment! Offering 2 bay doors approximately 16' x 10' - 1 on either side of the unit makes loading/unloading a breeze for your business! Built in 2004, this space is fully open span with a single washroom including shower built out only. A double entry front door and multiple parking stalls including a handicap stall located right out front, would make creating a reception/ office area for staff or showroom for clientele easy if required for your business. Approximately 20' clear ceiling height, overhead lighting and heating and large windows make this a great space if you've been waiting to get into the industrial market.







WEST **ABBOTSFORD AIRPORT EXECUTIVE** PARK

\$1,950,000

SALE TYPE: Strata

**STRATA AREA:** 3677 SF

STRATA FEE: \$812.47/month

MLS NUMBER: C8054636

ZONING:

# PEARDONVILLE **INDUSTRIAL AREA**

**OPPORTUNITY TO OWN STRATA** SPACE

USE OR LEASE AS INVESTMENT

**BAY DOOR HEIGHT** ~ 16' X 10'

**CLEAR CEILING HEIGHT** ~ 20'

**MULTIPLE PARKING STALLS** 

WASHROOM BUILT OUT

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AMPLE PARKING, INCLUDING HANDICAP SPOT

EASY **ACCESS TO** ABBOTSFORD AIRPORT

# DIRECT ROUTE FROM HWY 1 (TRANS-CANADA) VIA MT. LEHMAN OVERPASS SOUTH TO SIMPSON ROAD

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#501 30731 SIMPSON ROAD







#### MT. LEHMAN OVERPASS



#### - TRANS CANADA HIGHWAY (HWY I)

CLEARBROOK ROAD OVERPASS



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