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





CHARLES WIEBE, CIPS, E. TECH COMMERCIAL REALTOR® 778-549-8555 charles@cdwandassociates.com MARTY PETERS, CIPS COMMERCIAL REALTOR® 604-308-2931 marty@cdwandassociates.com

cdwandassociates.com





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

The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.











#501 30731 SIMPSON ROAD · ABBOTSFORD · BRITISH COLUMBIA

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

N

#501 30731 SIMPSON ROAD







MT. LEHMAN OVERPASS



- TRANS CANADA HIGHWAY (HWY I)

CLEARBROOK ROAD OVERPASS



CHARLES WIEBE, CIPS, E. TECH

COMMERCIAL REALTOR® 778-549-8555 charles@cdwandassociates.com

MARTY PETERS, CIPS

COMMERCIAL REALTOR® 604-308-2931 marty@cdwandassociates.com





This document has been prepared by RE/MAX Commercial Advantage for advertising and general information only. RE/MAX Commercial Advantage makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Re/Max Commercial Advantage excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RE/MAX Commercial Advantage and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.