

FOR LEASE #110 33258 SOUTH FRASER WAY • ABBOTSFORD • BC



**CDW**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

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**RE/MAX**  
COMMERCIAL  
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.





**RARE OPPORTUNITY** to lease this highly visible retail location on Abbotsford's busiest thoroughfare South Fraser Way! Available May 1, 2024 this retail space is just over 2,000 SF and offers an open concept layout with the exception of 1 handicap washroom. With an industrial feel, this unit has vinyl flooring, an open ceiling throughout showcasing the wooden beams and venting and plenty of overhead lighting. Plus the added bonus of a grade loading door at the rear of the building which is a very rare find in retail zoning. Parking is available for clientele directly out front of the unit, on the side road (Alliance Street) and at the rear of the building.



**MIDDLE UNIT  
ABBOTSFORD, BC  
RETAIL COMPLEX**

**2041 SF**

**LEASE RATE:  
\$26.00/SF**

**ADDITIONAL RENT:  
\$10.00/SF**

**AVAILABILITY:  
MAY 1, 2024**

**MLS NUMBER:  
C8056703**

**ZONING:  
C4 - SERVICE  
COMMERCIAL ZONE**

INSIDE UNIT  
IN HIGHLY VISABLE  
RETAIL COMPLEX  
  
GRADE LOADING  
DOOR AT REAR



MAJOR  
ARTERY  
FRONTAGE,  
HIGH RETAIL  
LOCATION

RETAIL  
PARKING  
SPACES, PLUS  
REAR AND SIDE  
STREET  
PARKING

GRADE  
LOADING DOOR  
AT REAR OF  
BUILDING

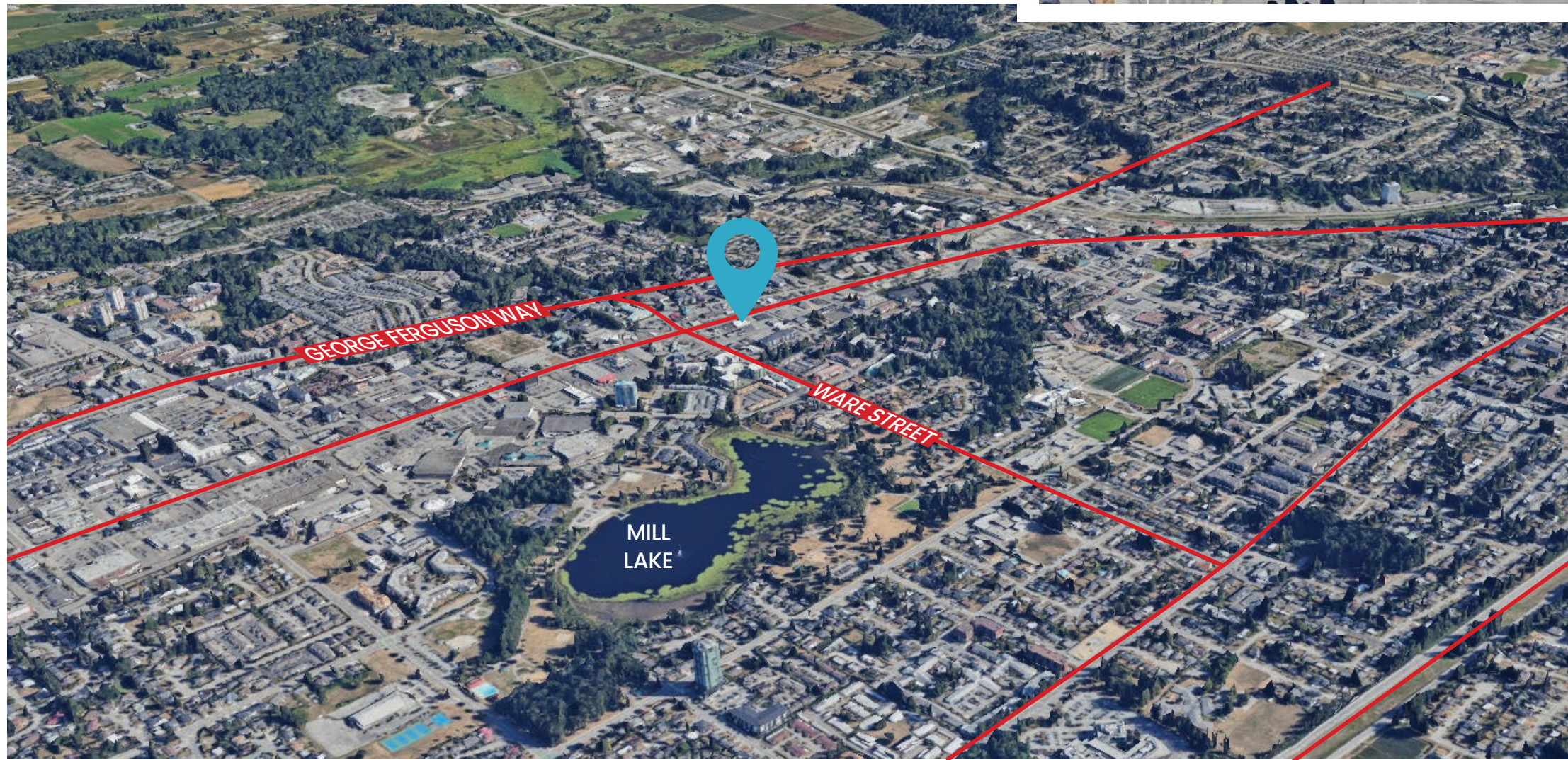


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HIGHLY VISABLE  
RETAIL SPACE  
LOCATED IN  
CENTRAL  
ABBOTSFORD  
ON  
SOUTH FRASER WAY  
EAST SIDE OF  
WARE STREET

#110 33258  
SOUTH FRASER WAY



SOUTH FRASER WAY

MARSHALL ROAD



TRANS CANADA HIGHWAY (HWY 1)



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