FOR SALE

34595 3RD AVENUE ABBOTSFORD · BRITISH COLUMBIA

PRICE IMPROVEMENT NOW \$2,950,000





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cdwandassociates.com

501 - 889 Pender Street, Vancouver, BC

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in X



Children's Miracle Network

Each office independently owned and operated.

34595 3RD AVENUE ABBOTSFORD · BRITISH COLUMBIA







Located off Sumas Way (BC Highway #11) and within walking distance of the USA/ Canada border crossing, this is an opportunity to purchase a multi-tenanted commercial building as an Investment with potential for redevelopment in the future, or as an Owner/Occupier use. Huntingdon Station is a well-managed and maintained building with a unique, professional exterior design and a large surface parking lot providing ample parking for clients, visitors and staff. With multiple units leased out in this 2 storey building, there is the option to take over the remaining vacant spaces for your own use or lease those spaces out to generate further income. Contact Charles today to receive our Data Room on this property!







SUMAS WAY ABBOTSFORD MULTI-TENANTED COMMERCIAL BULDING

\$3,650,000 \$2,950,000

SALE TYPE: ASSET

BUILDING SIZE: 7,381 SF

LAND SIZE: 18,191 SF (~0.418)

MLS NUMBER: C8055685

ZONING: C4 – SERVICE COMMERCIAL ZONE 2 STOREY BUILDING TOTAL 7,381 SF

MULTIPLE UNITS CURRENTLY LEASED

VACANT SPACES AVAILABE FOR LEASE OR FOR OWNER/OCCUPIER USE

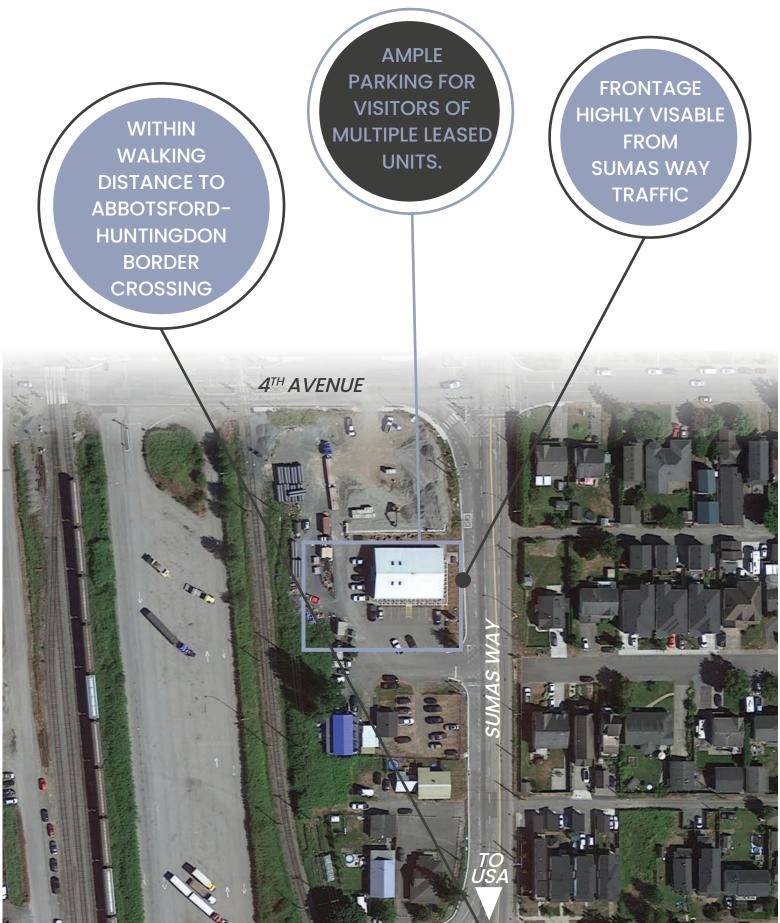
POTENTIAL FOR FUTURE DEVELOPEMENT

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.



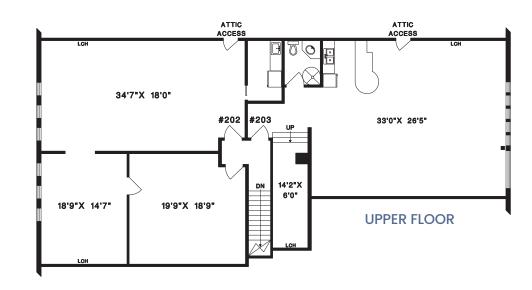


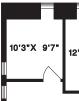




34595 3RD AVENUE ABBOTSFORD · BRITISH COLUMBIA

LOCATED ON **SUMAS WAY** WITHIN WALKING DISTANCE TO CANADA – USA BORDER





16'3"X 12'8" #103

#102

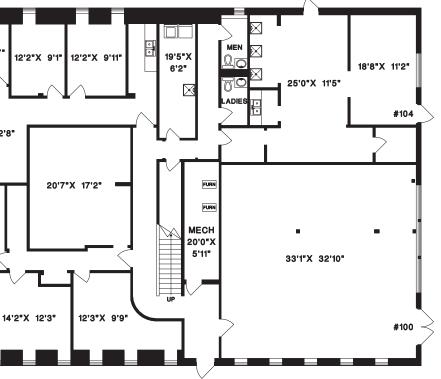
TO USA



HUNTINGDON STATION



MAIN FLOOR







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