

FOR LEASE

2865 CRUICKSHANK STREET | ABBOTSFORD BC | V2T 5E7

PROPERTY SUMMARY

AVAILABLE SF: 6,908 SF

BASE RENT: \$26.00/SF

ADDITIONAL RENT: \$7.25/SF

ZONING: C5 – CITY CENTRE
COMMERCIAL

AVAILABILITY: FEBRUARY 1, 2021

YEAR BUILT: 1991

PARKING STALLS: 26+ AVAILABLE

PID: 013-419-196

LEGAL: LOT 12, PLAN NWP80859, PART NE1/4,
SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND
DISTRICT

KEY FEATURES:

- Located in Central Abbotsford near new Courthouse & Medical offices
- Fully fenced & gated with fob/key access
- Wheelchair access from front & back of building



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ADDITIONAL KEY FEATURES:

- Large reception area with 2 boardrooms directly off of it on either side
- 8 'Interview Rooms' which could be turned into private offices
- Multiple men's & women's washrooms including shower
- Mostly open floor plan
- New exterior paint job

DRIVE TIMES

Highway 1	8 Minutes	Langley	32 Minutes
Highway	9 Minutes	Vancouver	62 Minutes
11 YVR	70 Minutes	Sumas Border	18 Minutes

The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Little Oak Realty, 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.



Contact your Commercial REALTORS ®:



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