

FOR LEASE

Unit 3 - 33735 Essendene Ave
Abbotsford, BC
V2S 2G7



HIGH TRAFFIC RETAIL SPACE FOR LEASE IN DOWNTOWN ABBOTSFORD

Located in the heart of Abbotsford's historic downtown, this large retail unit faces busy Essendene Avenue, where tons of street and foot traffic pass by daily. This unit is separated in to 2 sections, the front being perfect for a retail area of your business, with floor to ceiling windows letting in lots of natural light and downstairs access to a big office that runs the length of the building. The back half of the unit is set up perfectly for a dance or fitness studio, with laminate flooring, full length mirrors, high ceilings, brand new electrical, plus double proof sound insulation and windows.

RE/MAX
COMMERCIAL®

RE/MAX Little Oak Realty
#120-9220 Glover Rd., Langley, BC V1M 2S2
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OVERVIEW

TYPE

Retail

LEASE RATE

\$20.00/SF

ADDITIONAL RENT

\$6.00/SF

UNIT SIZE

2,850/SF

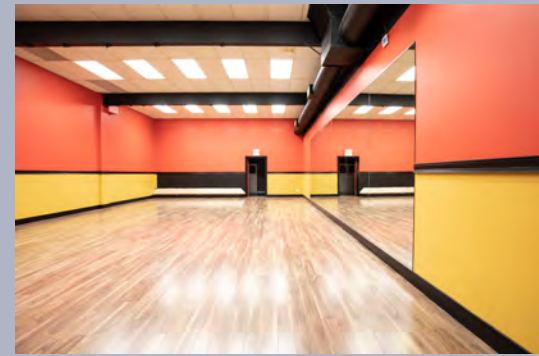
ZONING

C7 - Historic

Downtown Zone

HIGHLIGHTS

- Tons of foot/drive-by traffic
- Fully gated & alarmed unit
- Large underground office
- Back area perfect for dance/fitness studio
- Sound proof insulation/windows
- All new electrical wiring & lighting



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.



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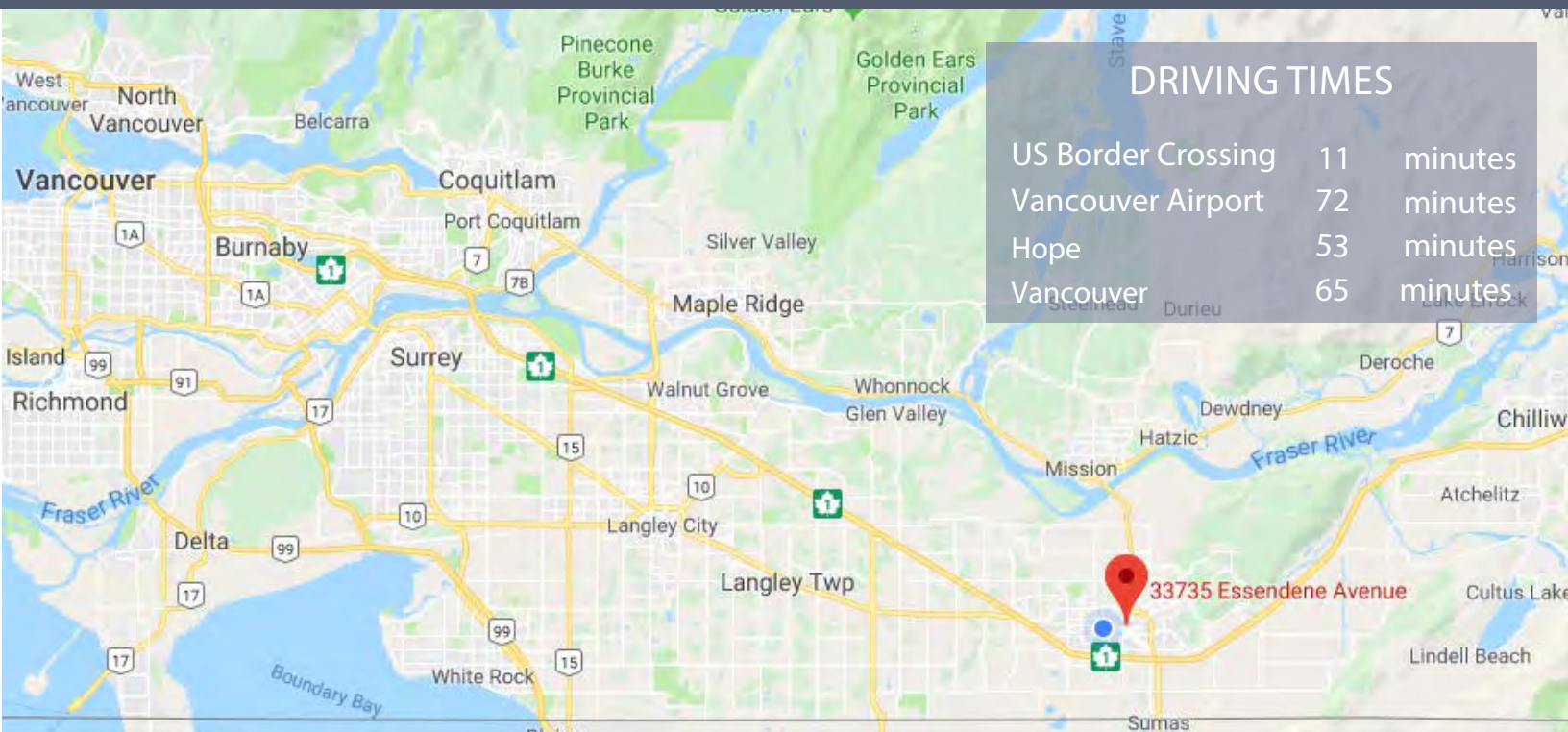
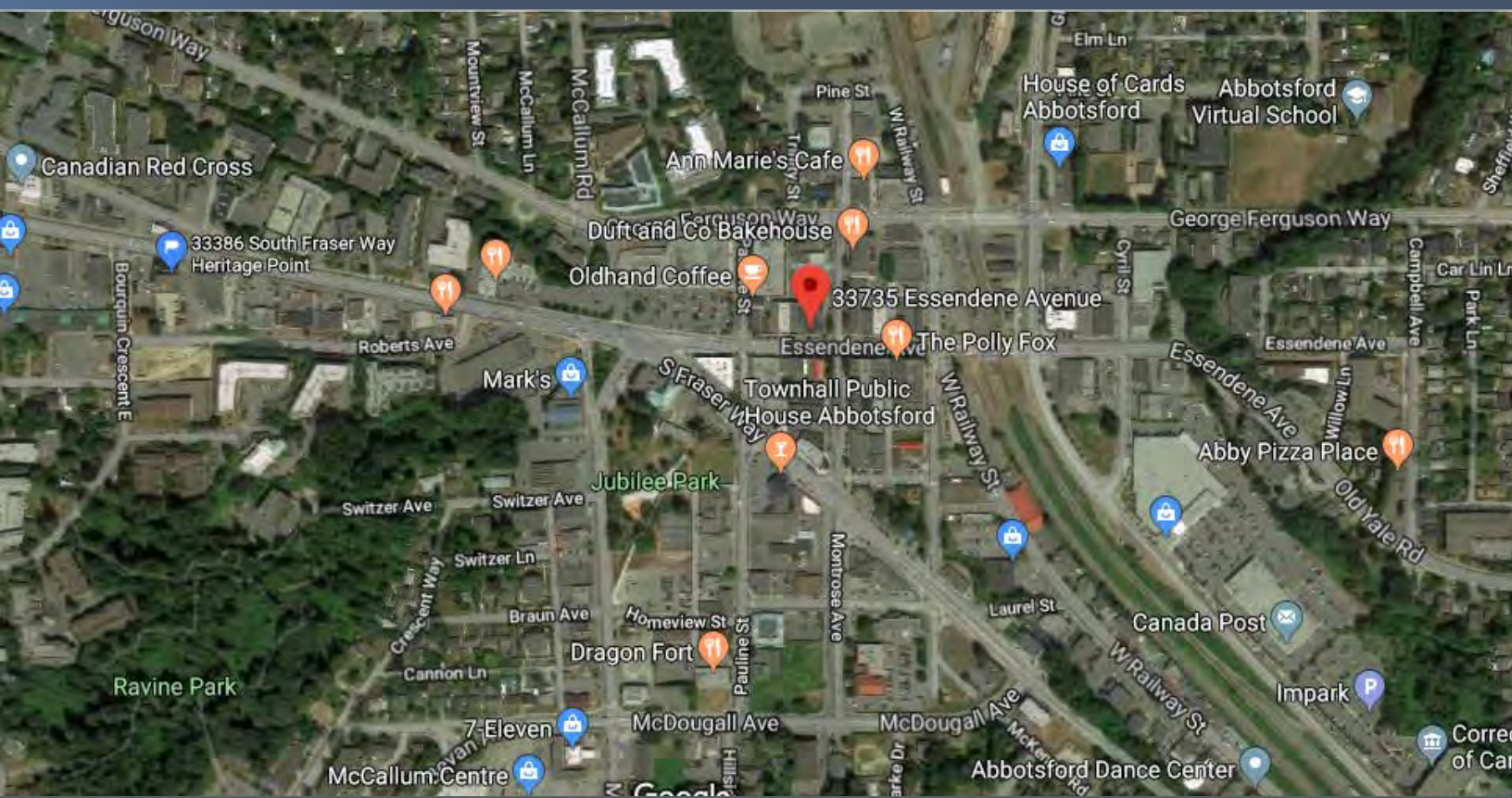
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