

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



CDW
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COMMERCIAL REAL ESTATE

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501 - 889 Pender Street, Vancouver, BC

RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE





Located in Abbotsford's industrial area, only minutes from Highway 1 at Mt. Lehman Road, you have the rare opportunity to purchase this strata 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:
I2 - Genral Industrial Zone

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.

CLOSE PROXIMITY TO SIGNIFICANT OVERPASS AND MAJOR HWY ACCESS

AMPLE PARKING, INCLUDING HANDICAP SPOT

EASY ACCESS TO ABBOTSFORD AIRPORT

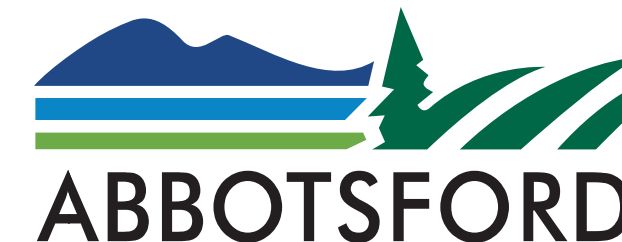


DIRECT ROUTE FROM
HWY 1 (TRANS-CANADA)
VIA
MT. LEHMAN
OVERPASS
SOUTH TO
SIMPSON ROAD

CDW



#501 30731
SIMPSON ROAD



MT. LEHMAN OVERPASS



TRANS CANADA HIGHWAY (HWY 1)

CLEARBROOK ROAD OVERPASS



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