

# FOR SALE

34595 3<sup>RD</sup> AVENUE ABBOTSFORD • BRITISH COLUMBIA

**PRICE IMPROVEMENT  
NOW \$2,950,000**



**CDW**  
& ASSOCIATES  
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**RE/MAX**  
COMMERCIAL  
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.







## SUMAS WAY ABBOTSFORD MULTI-TENANTED COMMERCIAL BUILDING

~~\$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



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!





2 STOREY BUILDING  
TOTAL 7,381 SF

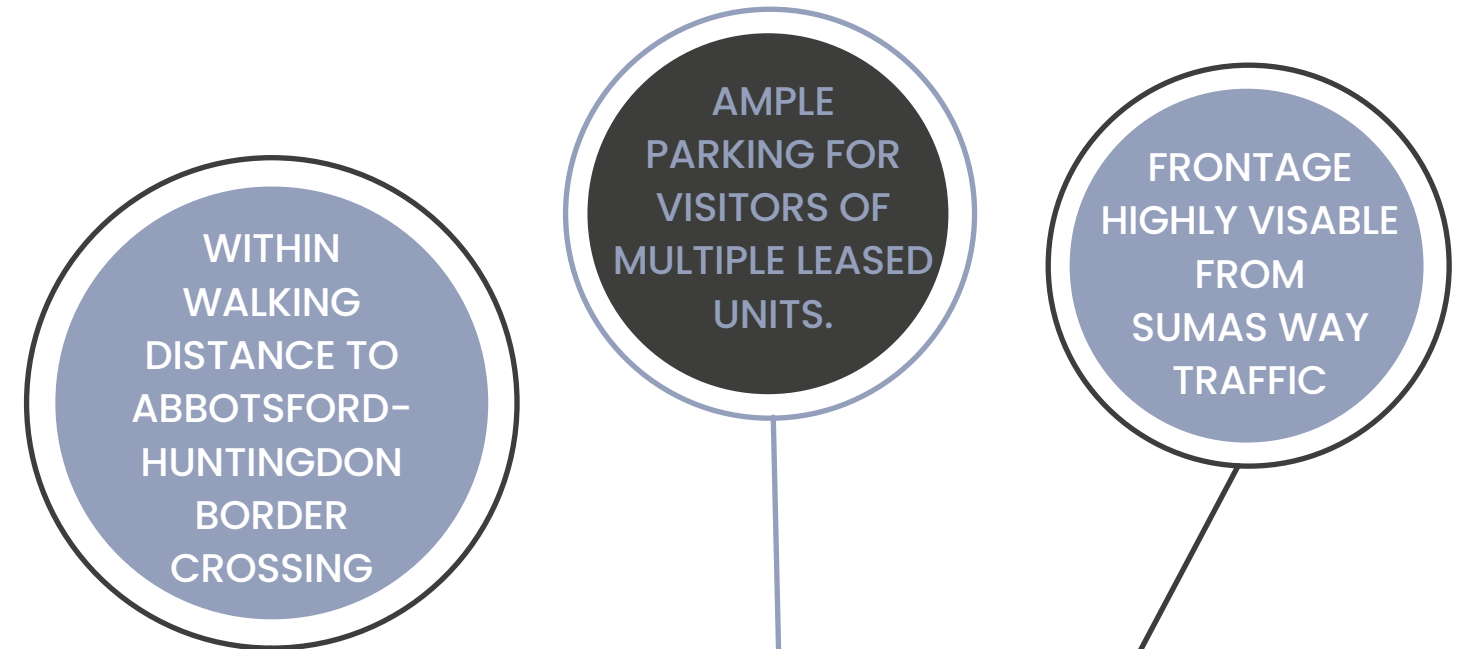
MULTIPLE UNITS  
CURRENTLY LEASED

VACANT SPACES  
AVAILABLE FOR LEASE OR  
FOR OWNER/OCCUPIER  
USE

POTENTIAL FOR FUTURE  
DEVELOPMENT



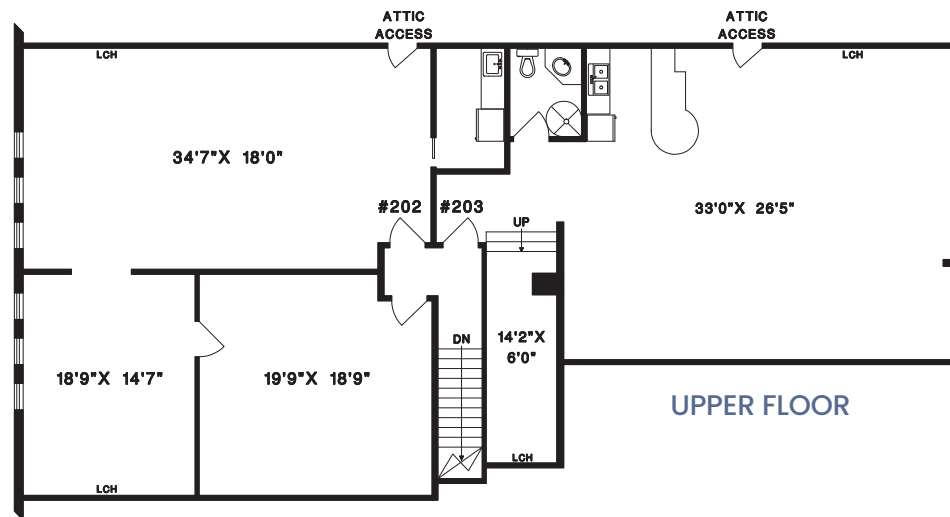
The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



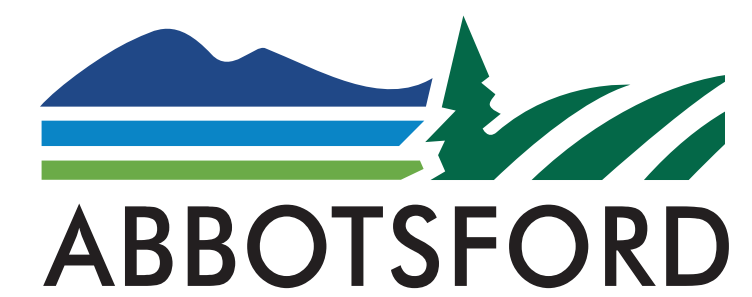
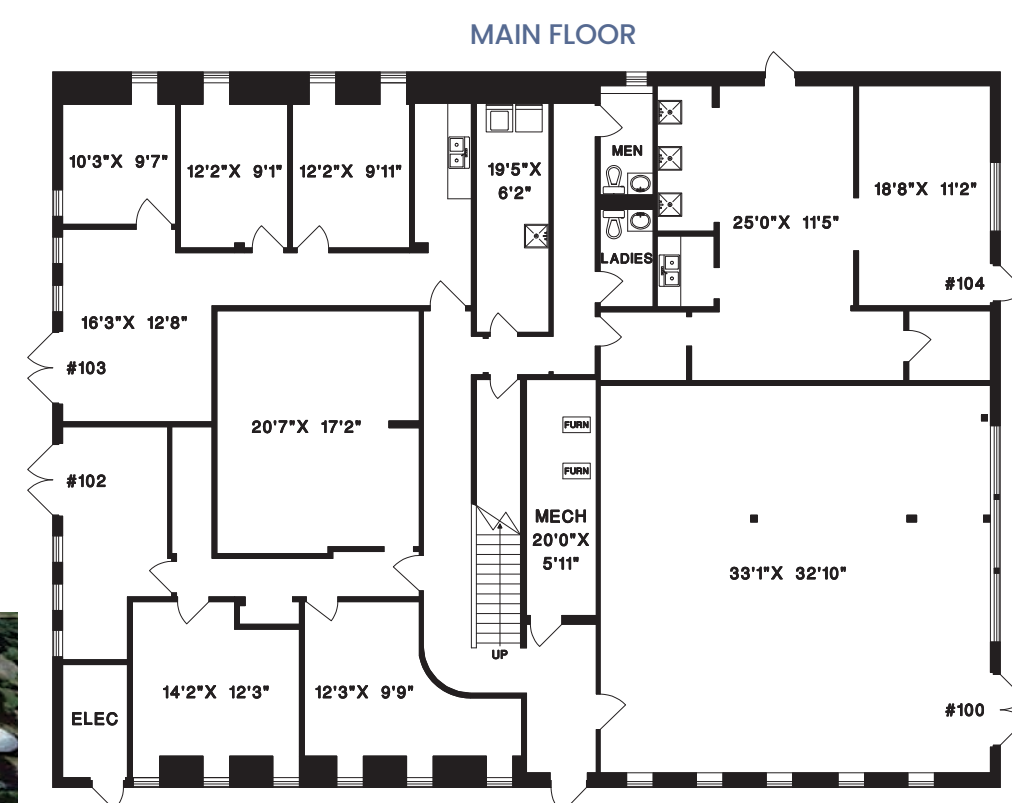


LOCATED ON  
**SUMAS WAY**  
WITHIN WALKING DISTANCE TO  
**CANADA - USA BORDER**

CDW



# HUNTINGDON STATION





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