

FOR LEASE

FIXTURED LIQUOR PRIMARY /
PUB / RESTAURANT AVAILABLE

33720

SOUTH FRASER WAY

ABBOTSFORD, BC



6TH COUNTRY
NIGHT 9PM TO 1
7TH AND 11TH
BRUNCH
1130 TO 300

FOR MORE INFORMATION, CONTACT:



**CUSHMAN &
WAKEFIELD**



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FRASER WAY

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OPPORTUNITY

To lease and operate a fixtured liquor primary on the main strip (South Fraser Way) in Downtown Abbotsford. The prominent, freestanding building is a landmark in Abbotsford, and offers an exclusive parking field, pylon sign, stylish design and a 284 seat liquor primary license, by way of a try-party agreement. Potential tenants must qualify for the use of this license with the Provincial governing authorities. The hours of operation for this license are: 9:00 Am to 1:00 Am seven days per week. The premises enjoys a nice mezzanine seating area, vaulted ceilings, multiple gas fireplaces, (including a large prominent one at the entrance) and a dancing and DJ area.

LOCATION

The property is situated at the eastern end of Downtown Abbotsford on the main shopping street, South Fraser Way. The location is ideally situated near the main shopping centres, and significant traffic arteries including McCallum Road (Direct access to Highway 1) and Highway 11, to Mission.

NET ASKING RATES

ASKING LIST RATES:

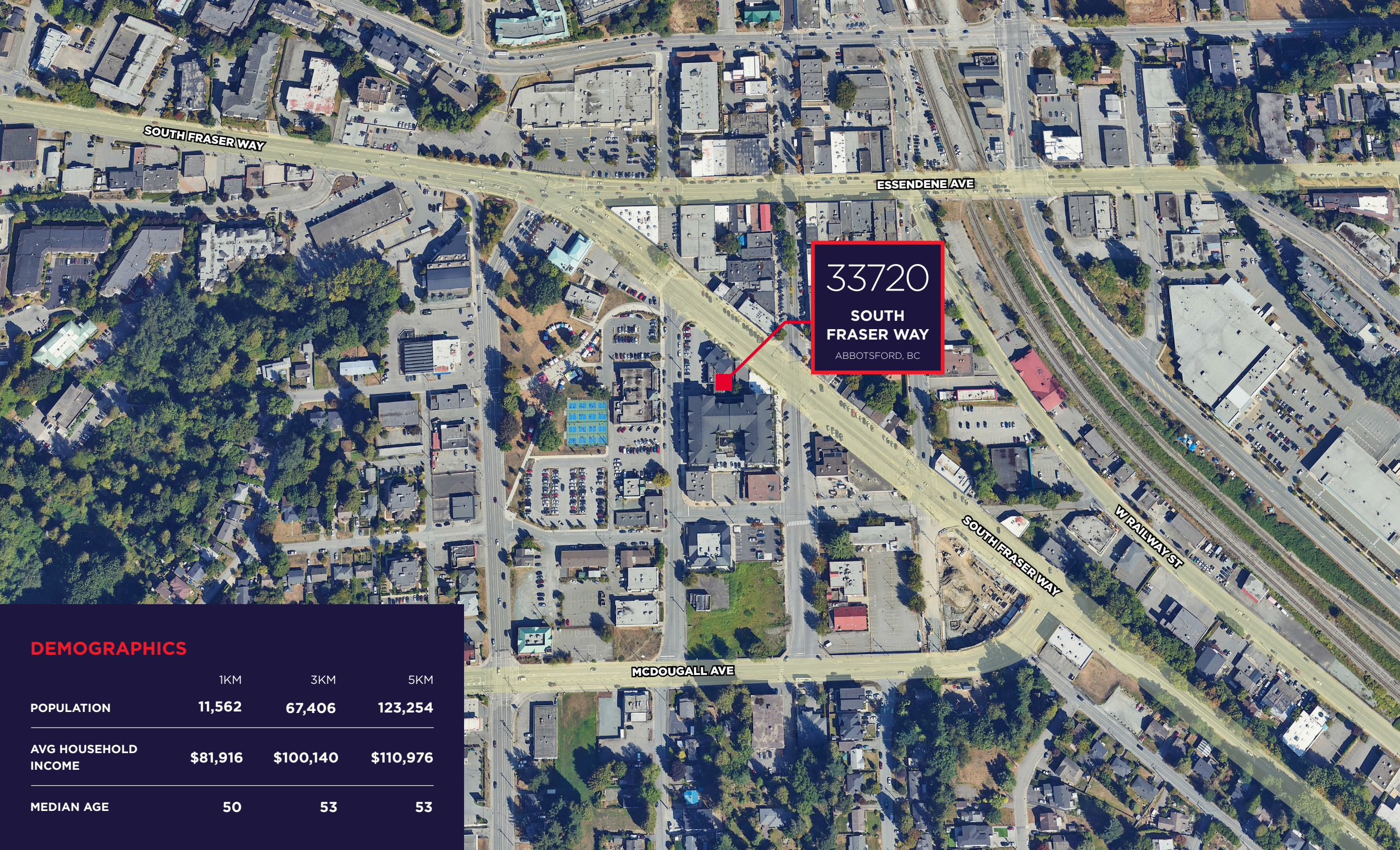
\$33 per SF per annum for years 1 - 3
\$35 per SF per annum for years 4 - 6
\$38 per SF per annum for years 7 - 8
\$40 per SF per annum for years 9 - 10

ADDITIONAL RENT:

Additional Rent is estimated at
\$6,000 per month

KEY MONEY:

Landlord is asking \$250,000 for use of
Furniture, Fixtures, Chattels and Equipment



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DEMOGRAPHICS

	1KM	3KM	5KM
POPULATION	11,562	67,406	123,254
AVG HOUSEHOLD INCOME	\$81,916	\$100,140	\$110,976
MEDIAN AGE	50	53	53



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