

**FOR SALE NEW RETAIL AND OFFICE STRATA**  
MAYFAIR MEDICAL OFFICE BUILDING  
**2060 MCCALLUM ROAD**  
ABBOTSFORD, BC



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## THE OPPORTUNITY

Cushman & Wakefield is pleased to present to the market, the opportunity to purchase Strata units in Mayfair Medical Building.

## THE LOCATION

The property is located on the corner of McCallum Road and Mayfair Avenue directly across from Abbotsford Medical Centre and in close proximity to Abbotsford Regional Hospital and Cancer centrally located site has great exposure with easy access to Highway Centre. This centrally located site has great exposure with easy access to Highway 1 via Marshall Road. Having a population of over 160,000 the City of Abbotsford is recognized as the hub of British Columbia's Fraser Valley region and is one of the fastest-growing business centres in Canada. Specifically, the neighbourhood where the property is located is emerging as a medical district given its proximity to the regional hospital and most of Abbotsford's senior housing stock. Abbotsford Regional Hospital and Cancer Centre is Canada's first newly constructed hospital to meet Leed Gold standards and with 300 beds has become truly a premium Hospital attracting medical professionals from across the Fraser Valley.

## SALIENT DETAILS

Civic Address	2060 McCallum Road, Abbotsford BC V2S 3N4
Legal Description	Strata Lots 1-33, Section 15, Township 16 NWD Strata Plan EPS8691
Current Zoning	N78 - Comprehensive Development Zone 78

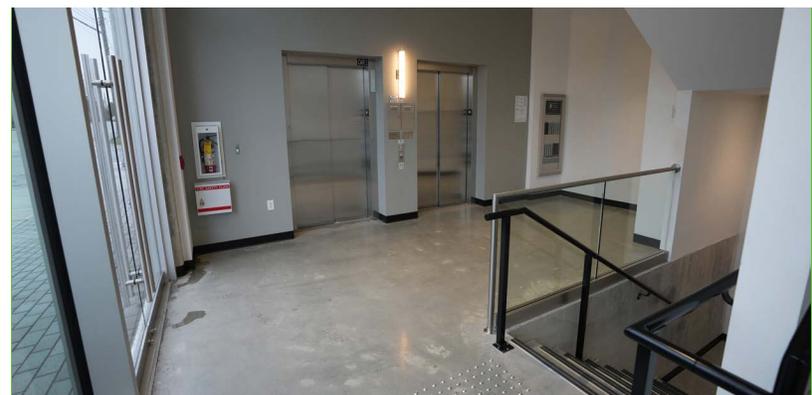
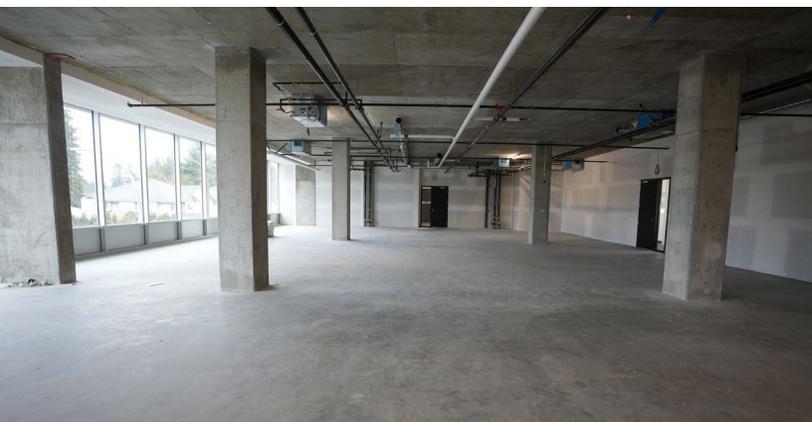
Please ask for a copy of the Vendor's approved form of Contract of Purchase and Sale.

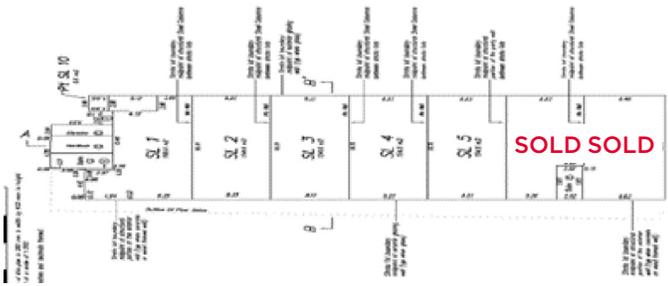
## OPPORTUNITY HIGHLIGHTS

- LOCATED IN A CENTRAL AND ACTIVE NODE OF ABBOTSFORD
- HIGHLY EXPOSED PROMINENT LOCATION WITH EASY ACCESS TO HIGHWAY 1 VIA MARSHALL AND MCCALLUM/CLEARBROOK
- CAPTIVATING DESIGN WITH AN ABUNDANCE OF GLAZING RAL LIGHT PENETRATION
- COMPLIMENTARY RETAIL USES ON THE GROUND FLOOR WILL OFFER USER/TENANTS AMENITIES
- UNIQUE OFFERING WITH LIMITED PROFESSIONAL/MEDICAL-ORIENTED COMPETITION
- BUILDING HAS A SIGNIFICANT AMOUNT OF PARKING OVER TWO PARKING LEVELS
- THIRD AND FOURTH FLOOR SOUTH-FACING PATIOS
- AMPLE COMMON WASHROOMS FOR EACH OFFICE LEVEL

## DEMOGRAPHICS

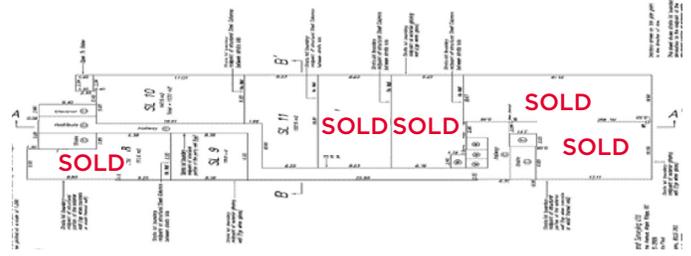
	1 km	3 km	5 km
Population (2022)	12,195	56,558	114,423
Population (2027)	13,882	62,001	123,245
Projected Annual Growth (2022-2027)	13.8%	9.6%	7.7%
Median Age	38.4	40.6	39.7
Average Household Income (2022)	\$77,008	\$92,548	\$106,244



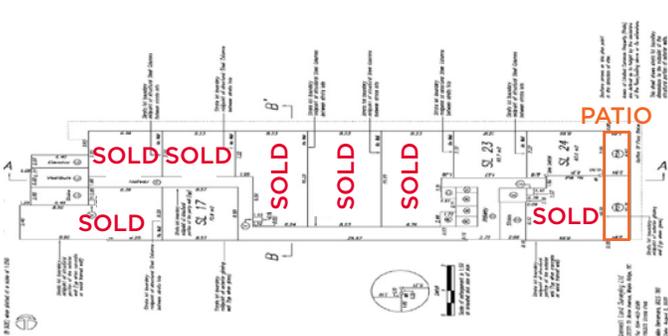


### UNIT MIX

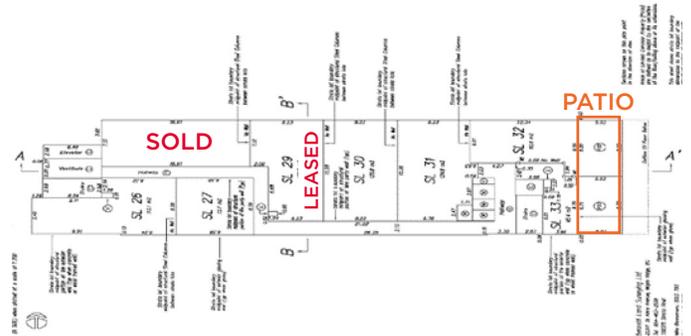
1ST LEVEL						
SL	Unit #	SF Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status
SL 1	100	1,710	\$800	\$862.68	\$1,368,307	Available
SL 2	101	1,664	\$750	\$840.98	\$1,297,997	Available
SL 3	102	1,664	\$770	\$840.98	\$1,281,356	Available
SL 4	103	1,664	\$765	\$840.98	\$1,273,036	Available
SL 5	104	1,664	\$760	\$840.98	\$1,264,715	Available
SL 6	105	1,724				<b>Sold</b>
SL 7	106	1,724				<b>Sold</b>
<b>Total</b>	<b>Total</b>	<b>11,564</b>				



2ND LEVEL						
SL	Unit #	SF Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status
SL 8	207	1,223				<b>Sold</b>
SL 9	206	784	\$650	\$396.07	\$509,348	Available
SL 10	200	1,647	\$725	\$830.13	\$1,151,065	Available
SL 11	201	1,319	\$700	\$667.36	\$923,004	Available
SL 12	202	1,488				<b>Sold</b>
SL 13	203	1,468				<b>Sold</b>
SL 14	204	1,951				<b>Sold</b>
SL 15	205	1,516				<b>Sold</b>
<b>Total</b>	<b>Total</b>	<b>11,395</b>				



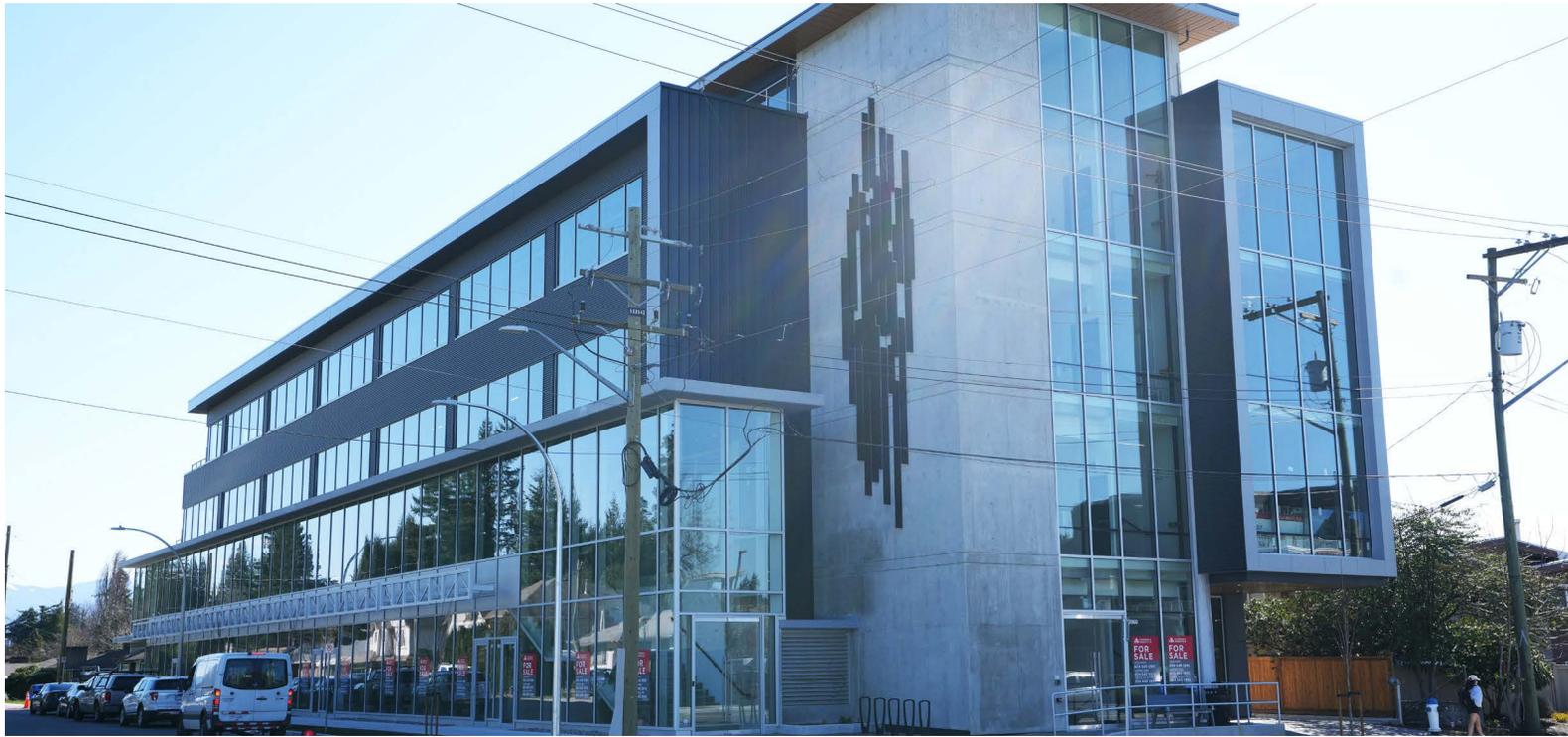
3RD LEVEL						
SL	Unit #	SF Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status
SL 16	311	1,125				<b>Sold</b>
SL 17	310	784	\$650	\$396.07	\$509,348	Available
SL 18	300	651				<b>Sold</b>
SL 19	301	639				<b>Sold</b>
SL 20	302*	1,170				<b>Sold</b>
SL 21	304	1,349				<b>Sold</b>
SL 22	305*	1,268				<b>Sold</b>
SL 23	307	653				Available
SL 24	308	678				Available
SL 25	309	944				<b>Sold</b>
<b>Total</b>	<b>Total</b>	<b>9,351</b>				



4TH LEVEL						
SL	Unit #	SF Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status
SL 26	410	1,217	\$770	\$613.10	\$941,540	Available
SL 27	409	793	\$760	\$401.50	\$602,908	Available
SL 28	400	1,273				<b>Sold</b>
SL 29	402*	1,170	\$780	\$591.40	\$912,628	<b>Leased</b>
SL 30	404	1,354	\$780	\$683.63	\$1,056,197	Available
SL 31	405*	1,344	\$780	\$678.21	\$1,048,641	Available
SL 32	407	889	\$820	\$450.33	\$729,060	Available
SL 33	408	489	\$820	\$244.15	\$400,718	Available
<b>Total</b>	<b>Total</b>	<b>8,529</b>				

**TOTAL: 40,839 SF**

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