



Freestanding 30,906 SF Commercial Building with Approximately 350 Ft of Frontage



**32009 AND 32015
SOUTH FRASER WAY
2640 CLEARBROOK ROAD**

ABBOTSFORD, BC

For more information,
please contact:

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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire a 30,906 SF retail/industrial building on a 0.484 acre lot, with over significant frontage along both South Fraser Way and Clearbrook Road. Nestled in the core of the furniture, appliance, and home improvement retail node, this property presents a promising opportunity for current operational use and potential future redevelopment.

HIGHLIGHTS

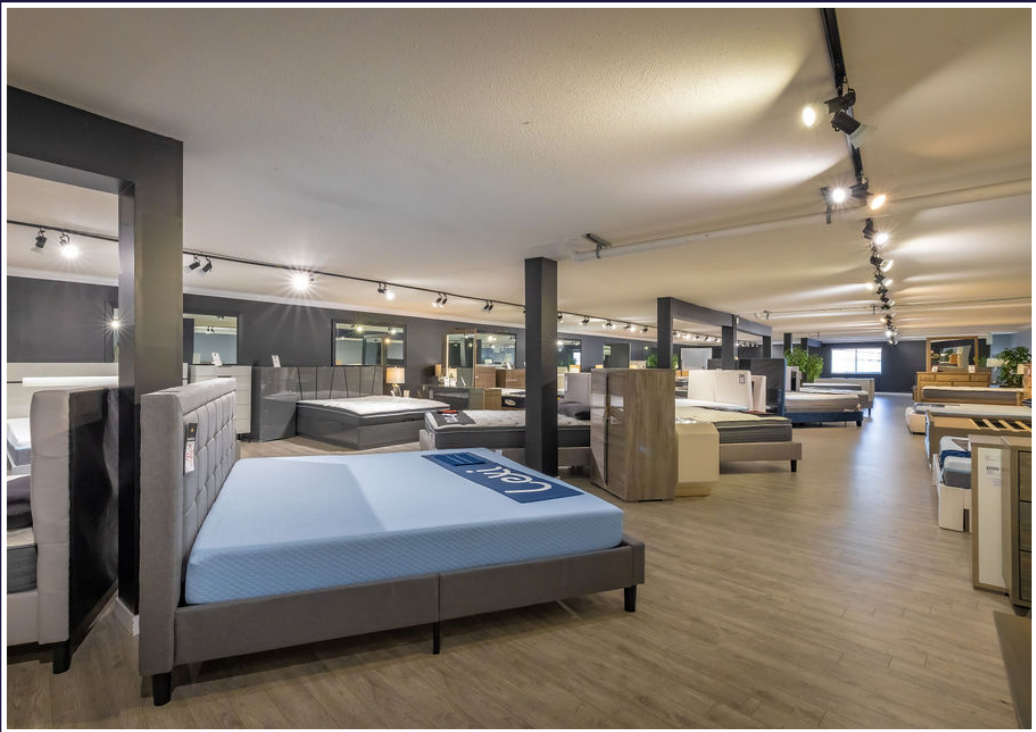
- Site size of 0.484 acres with frontage along both South Fraser Way and Clearbrook Road
- C5 -City Centre Commercial zoning which allows for a variety of commercial uses.
- Permitted and Discretionary Uses: animal hospital, apartment, assembly, brewpub, childcare centre, civic use, coffee shop, commercial school, community service, congregate apartment, drive-through restaurant, financial institution, funeral parlour, healthcare office, liquor store, office, pub, personal service establishment, restaurant, retail, shopping centre, tourist accommodation
- Centrally located and easily accessible destination retail node with significant daily traffic
- Easy access/egress to the site
- Well maintained building currently improved with a desirable retail-style showroom
- Superior retail profile and architectural features that differentiate the subject property
- Efficient grade loading and site configuration that allows for truck accessibly and ample parking
- Clean Phase 1 Environmental Report

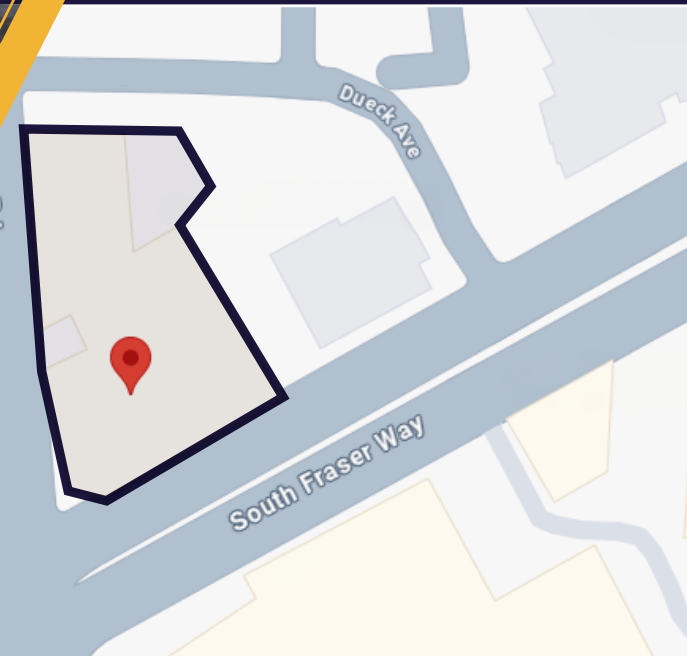
SALIENT DETAILS

CIVIC ADDRESS	32009 and 32015 South Fraser Way, 2640 Clearbrook Road, Abbotsford
LEGAL ADDRESS	Lot 235 Section 20 Township 16 New Westminster District Plan 50312 Lots 145 and 147 Section 20 Township 16 Westminster District Plan 32986 PID: 004-033-396, 006-772-374, 006-772-382
LOT AREA	0.484 acres
BUILDING AREA	Ground floor retail: 17,131 SF Office and basement: 13,775 SF Total Building Area: 30,906 SF
LOADING	One (1) grade loading door
PARKING	On-Site Parking
ZONING	C5 - City Centre Commercial
ALLOWABLE DENSITY	Maximun of 1.75 with underground parking provided Maximum 21.3 metres or six storey building height Maximum 95% lot coverage
PROPERTY TAXES	\$117,703.15 (2025)

ASKING PRICE

Contact Listing Agents





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