

**32526 GEORGE FERGUSON WAY, ABBOTSFORD**  
RETAIL & OFFICE SPACES AT ABBOTSFORD CITY CENTRE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**CHRIS VAN VLIET**  
PERSONAL REAL ESTATE CORPORATION  
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604.546.5555



**IDEALLY SITUATED IN  
ABBOTSFORD CITY CENTRE**

**CLOSE PROXIMITY TO  
SEVENOAKS AND WEST  
OAKS MALLS**

**OFFICE AND RETAIL SPACES  
AVAILABLE**

**AMPLE SURFACE PARKING**

### **OVERVIEW**

Excellent opportunity to lease retail and/or office space on the corner of George Ferguson Way and Cruickshank Street. The +/- 1,884 SF corner retail unit offers incredible signage exposure and the second floor office boasts large windows. The building offers 38 surface stalls on site for the tenants and has great accessibility from George Ferguson Way. Suitable tenancies include: Coffee Shop, Commercial School, Financial Institution, Animal Hospital, Health Care Office, Indoor Recreation Facility, Personal Service, Retail and more under the C-5 zoning.





**RETAIL UNIT #101 SIZE**

+/- 1,884 SQFT

**OFFICE UNIT #220 SIZE**

+/- 1,140 SQFT

**OFFICE UNIT #230 SIZE**

+/- 968 SQFT

**PARKING**

38 surface stalls

**ZONING**

C-5

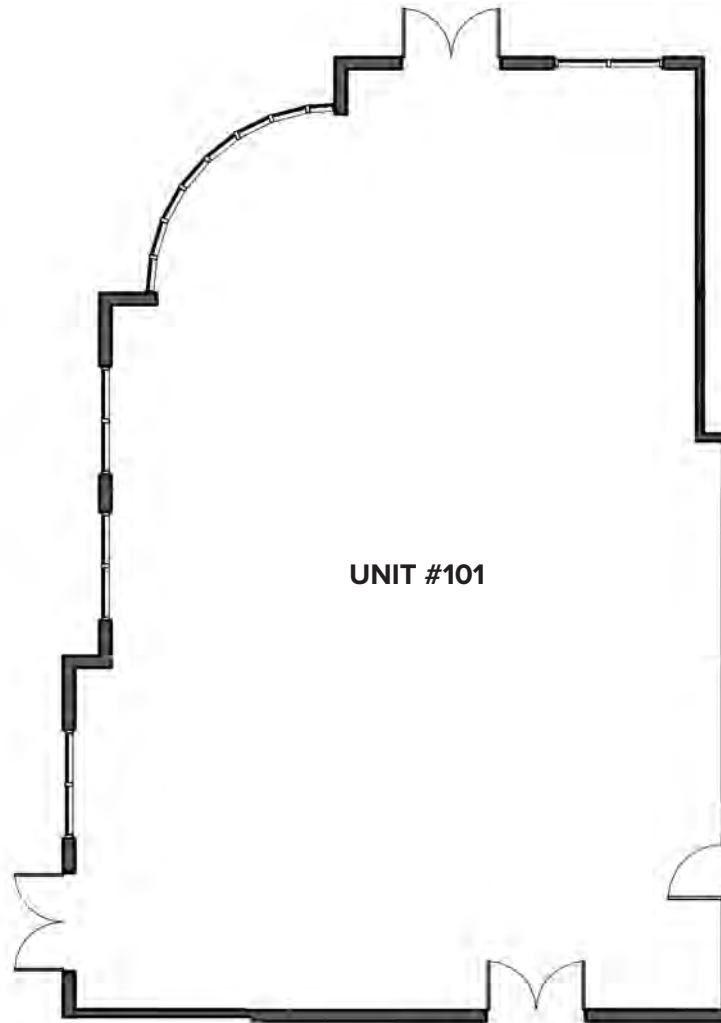
**BASIC RENT**

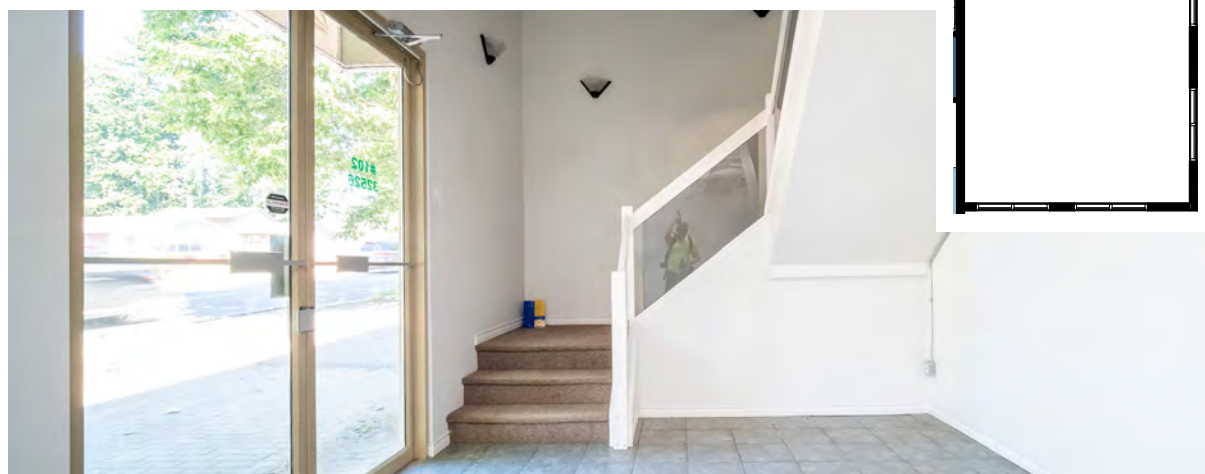
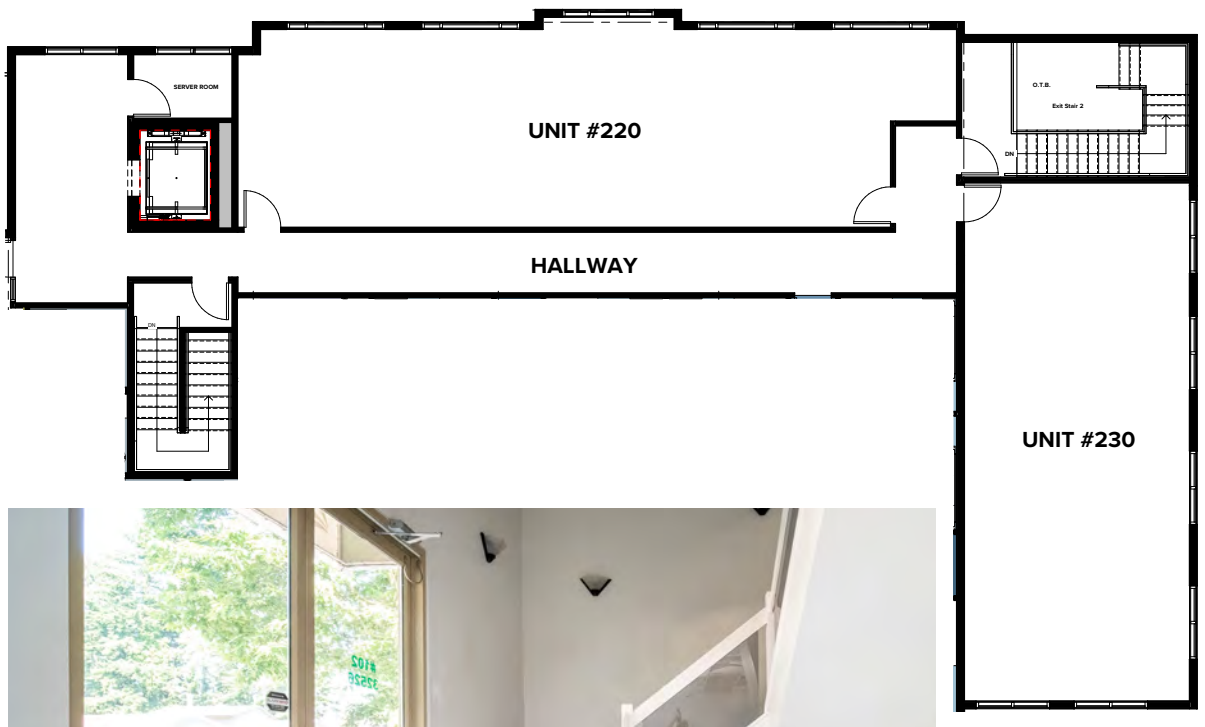
RETAIL: \$28.00/FT

OFFICE: \$18.00/FT

**ADDITIONAL RENT**

\$10.00/FT/YR







## LOCATION

The property is ideally situated in Abbotsford's City Centre which is home to West Oaks Mall, Sevenoaks Shopping Centre, Real Canadian Superstore, Sandman Hotel, City Hall and many more consumer draws. George Ferguson Way is particularly desirable for medical service businesses as well as law firms, due to its proximity to the Abbotsford Courthouse.

## FOR MORE INFORMATION CONTACT

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