

**2626 MONTROSE AVENUE, ABBOTSFORD**  
**BRAND NEW FREE-STANDING COMMERCIAL BUILDING**

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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Rendering

## OVERVIEW

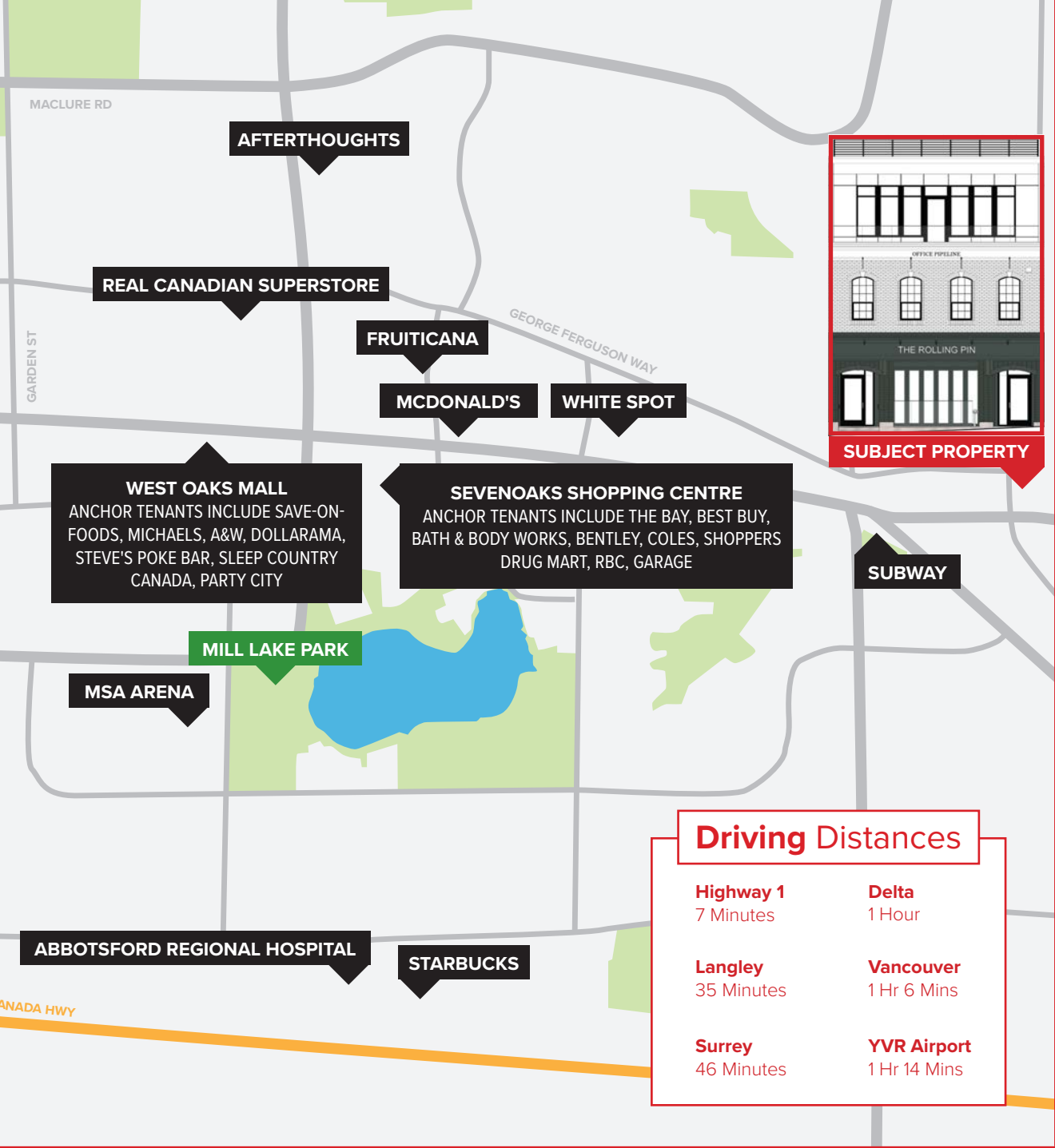
Seize the opportunity to acquire this free-standing commercial building in Historic Downtown Abbotsford. Presently in the construction phase (Estimated completion date: Late 2024), this property boasts a ground floor retail showroom spanning 1,155 SF, a second-floor office space of 1,550 SF, and a third-floor office area comprising 1,186 SF. Additionally, there is a basement space of 1,160 SF. The comprehensive design of this building ensures a highly functional and versatile space.

The owners are open to either selling or leasing the property. For access to the building plans, please reach out to the listing agent.

Feel free to make any further adjustments to better fit your style or specific requirements.

<b>Lot Size</b>	± 3,586 SQFT
<b>Building Size</b>	± 6,266 SQFT
<b>Lease Rates</b>	1st Floor \$37.00 2nd Floor \$30.00 3rd Floor \$32.00
<b>Parking</b>	22 Visitor Stalls
<b>Zoning</b>	C7
<b>PID</b>	011-567-651
<b>Legal Description</b>	LOT 10 BLOCK 33 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 464A
<b>Price Breakdown</b>	1st Floor \$850/SQFT 2nd Floor \$750/SQFT 3rd Floor \$825/SQFT
<b>Total Price</b>	\$3,800,000





Driving Distances	
<b>Highway 1</b> 7 Minutes	<b>Delta</b> 1 Hour
<b>Langley</b> 35 Minutes	<b>Vancouver</b> 1 Hr 6 Mins
<b>Surrey</b> 46 Minutes	<b>YVR Airport</b> 1 Hr 14 Mins

**LOCATION**

Discover a vibrant community in one of Abbotsford's oldest neighborhoods, Historic Downtown. Explore pedestrian-friendly streets rich with history, marked by plaques on specific buildings. Enjoy a diverse array of locally-owned shops, offering everything from bridal wear to unique handmade items. After shopping, unwind at the numerous cafes and restaurants, including options for delicious seafood and international cuisine. Historic Downtown is also home to the Abbotsford Farm & Country Market on Saturdays and hosts year-round events like the Wine & Art Walk, Berryfest, Jam in Jubilee, and Winter Jubilee. Experience the charm and festivities in this historic district.

**FOR MORE INFORMATION CONTACT**

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