

# FOR SALE

## 32354 Marshall Road, Abbotsford

Incredible mixed use opportunity in the heart of Abbotsford!



SUNNYBRAR\*PREC  
604-790-4705

TANVIRKAHLON  
778-985-6871

sba.



# FOR SALE

32354 Marshall Road, Abbotsford

## Property details

### ADDRESS

32354 Marshall Road , Abbotsford, BC

### PIDS

002-186-705

### LEGAL DESCRIPTION

LOT 51, PLAN NWP48661, SECTION 17,  
TOWNSHIP 16, NEW WESTMINSTER LAND  
DISTRICT, EXCEPT PLAN EPP94762

### RENTABLE AREA

Main Floor: 4,165 sf (commercial)  
Second Floor: 2,823 sf (residential)  
Total: 6,988 sf

### SITE SIZE

15,763 sf

### SITE DIMENSIONS

79 ft x 199 ft

### CURRENT ZONING

RCS Residential Corner Store

### OCP LAND USE

Urban 3- Infill

### YEAR BUILT

1975

### PRICING

Contact Listing Agent



## Opportunity

Incredible MIXED USE opportunity in the heart of ABBOTSFORD! This rare property offers both RESIDENTIAL and COMMERCIAL components on a high-exposure lot, making it an ideal choice for savvy investors or owner-operators looking for stable income and future growth potential.

**Residential:** Upstairs features TWO spacious residential units totaling 2,823 sqft, offering a combined 6 bedrooms and 4 bathrooms. Both units are well-maintained and include full kitchens, open-concept living and dining spaces, in-suite laundry, and plenty of natural light. Perfect for multigenerational living or strong rental income from day one.

**Commercial:** The ground-level commercial space spans 4,165 sqft and is currently home to four established businesses — Red Apple Food Store, Red Apple Daycare Centre, Royal Topaz Beauty Lounge and 2 for 1 Family Pizza. These units are street-facing with great signage exposure and benefit from a steady flow of both foot and vehicle traffic. Opportunity to expand the daycare (check with the City).

## Additional Features

- Residential units are owner occupied
- Current owners run the convenience store, daycare and salon
- Ample parking for both tenants and customers
- Excellent visibility and frontage
- Situated in a high-demand, high-traffic corridor
- Zoned for mixed use – explore redevelopment potential with the City

Whether you're looking to expand your investment portfolio, generate strong cash flow, or run your own business while living upstairs, this property offers unmatched flexibility in one of Abbotsford's most connected neighborhoods.





# FOR SALE

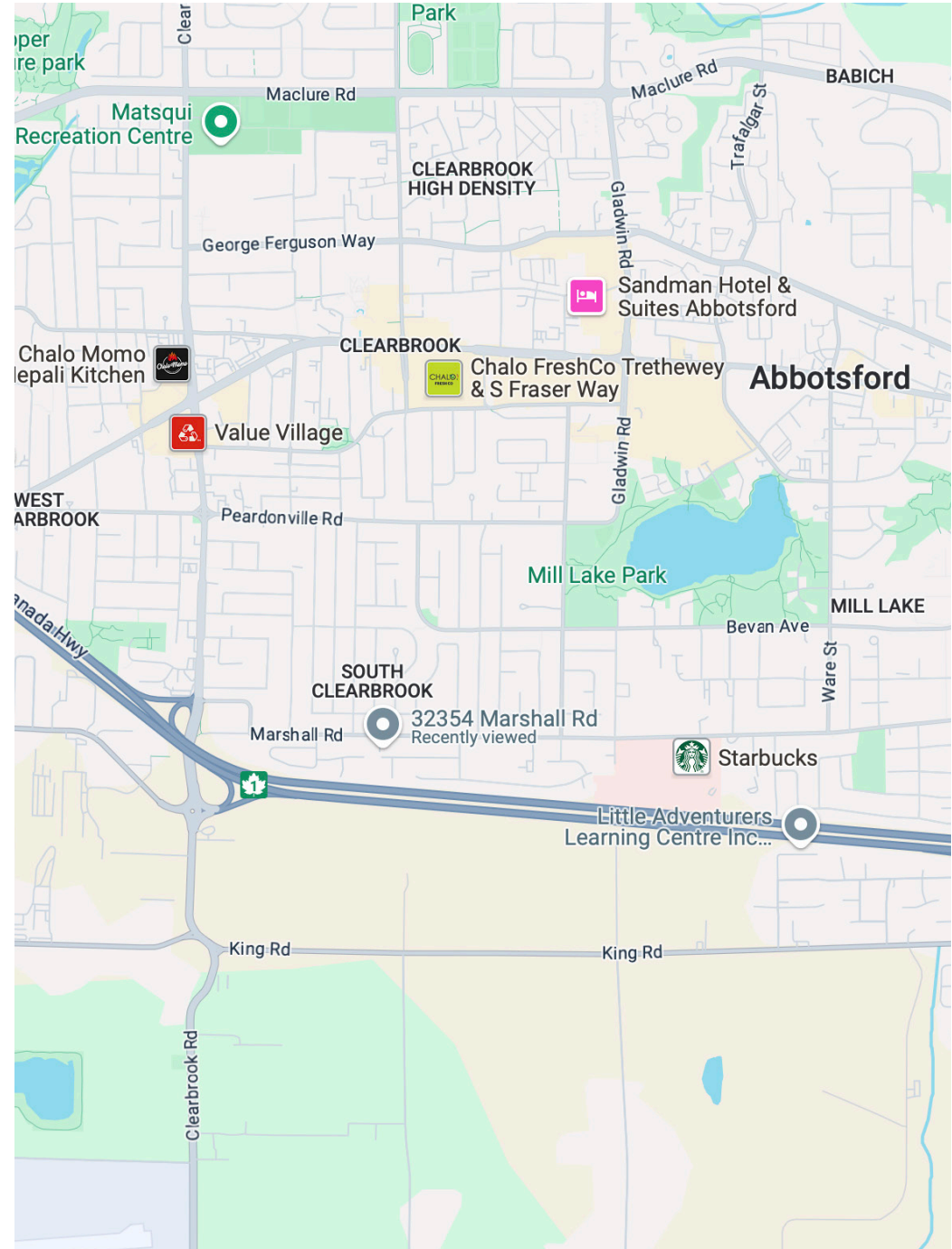
# 32354 Marshall Road, Abbotsford



## Prime Location

Strategically located on Marshall Road, this high-exposure property sits in the heart of Central Abbotsford, just minutes from Highway 1, and Abbotsford Regional Hospital. Surrounded by schools, residential neighborhoods, and major traffic corridors, this location offers unbeatable accessibility and steady foot and vehicle traffic year-round.

Whether you're attracting local families, or commuters, the visibility and convenience of this location gives your tenants or your own business a significant edge.





FOR SALE

32354 Marshall Road, Abbotsford

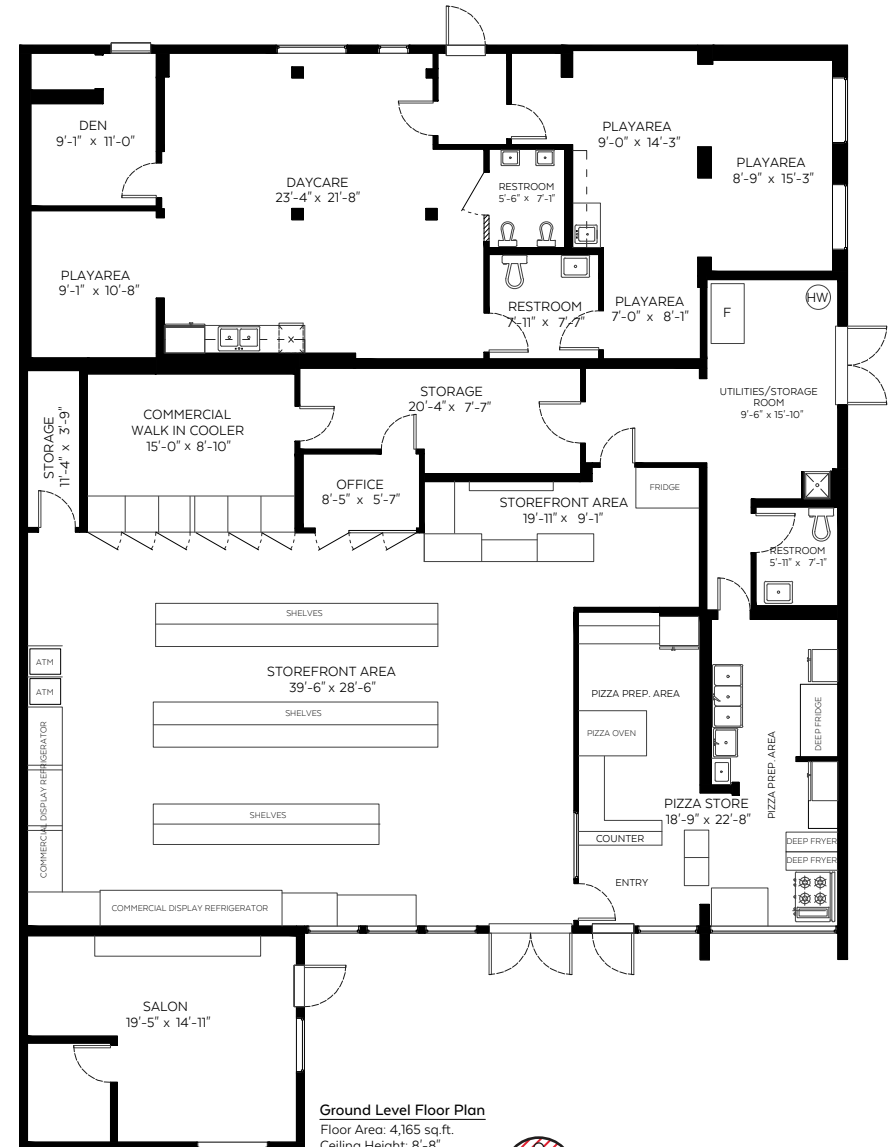
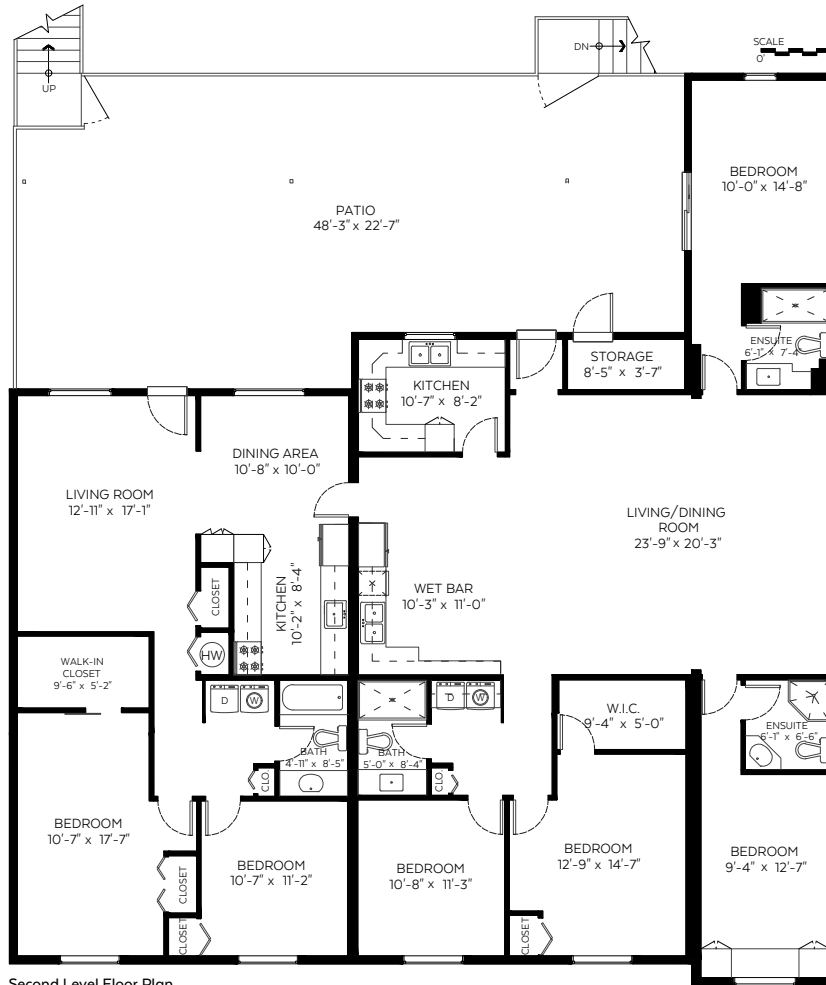




**Auxiliary Area**

Patio: 975 sq.ft.  
Storage: 35 sq.ft.

Ground Floor: 4,165 sq.ft.  
Second Floor: 2,823 sq.ft.  
**Total: 6,988 sq.ft.**







SUNNYBRAR\*<sup>PREC</sup>  
604-790-4705

TANVIRKAHLON  
778-985-6871

**kw** OCEAN REALTY  
KELLERWILLIAMS.

**sba.**

\*Personal Real Estate Corporation. The enclosed information while deemed to be correct, is not guaranteed. This communication is not intended to solicit properties already listed for sale.