2035 Townline Rd & 30666 Simpson Rd, Abbotsford, BC

FOR SALE

NAI (Langley) Ltd, is pleased to exclusively offer for sale, the Super Self Storage, self-storage facilities and business, located in Abbotsford, British Columbia. These two Self Storage facilities are located in the Fraser Valley area of the Lower mainland of British Columbia.

Ken Kiers
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Western Canada's Self-Storage Expert
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Property Details

2035 TOWNLINE ROAD

Legal Description
The lot described as 2035 Townline Road, Abbotsford, BC, Lot 4 Except, Firstly Part Subdivided by Plan 10532:Secondly: Parcel "A" (Explanatory Plan 11258); Thirdly: Part dedicated road on Plan BCP12178; Section 13 Township 13 New Westminster District Plan 9103
PID: 011-380-241

Units
- 618 Self-Storage
- 79 RV/Parking
- 1 Apartment – 2 bed/1bath

Building Size
2 Buildings Total: 82,168 SF*

Zoning
I2 – General Industrial

30666 SIMPSON ROAD

Legal Description
Lot 2 Except: Firstly: Parcel A (Explanatory Plan 15135) and Secondly: Part dedicated road on Plan LMP9623, Section 13, Township 13 New Westminster District Plan 10930
PID: 005-902-151

Units
- 560 Self-Storage
- 8 RV/Parking
- 1 Apartment – 2 bed/1bath

Building Size
4 Buildings Total: 50,617 SF*

Zoning
I2 – General Industrial

**All measurements provided by Vendor, to be verified by Buyer, if important*

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Abbotsford, BC

Opportunity

The opportunity to purchase not only 1, but 2, highly reputable and established Self Storage operations in the Lower Mainland is extremely rare. Lack of industrial land and strong barriers to entry for new facilities makes this a very rare and desirable opportunity. Significant room to expand at the Townline Location adds even further value to this offering.

Highlights

2035 Townline Road
- 3.44 Acres
- 82,168 Total Square Feet
- 698 Spaces
- Room to Expand

30666 Simpson Road
- 1.823 Acres
- 50,617 Total Square Feet
- 569 Spaces

Location

Abbotsford is a city in British Columbia next to the Canada–United States border, Greater Vancouver, and the Fraser River. With a census population of 153,569 people (2021), it is the most populous municipality in the province outside metropolitan Vancouver. It is home to Tradex, the University of the Fraser Valley, and Abbotsford International Airport.

As of the 2021 census, it is the largest municipality of the Fraser Valley Regional District and the fifth-largest municipality of British Columbia. The Abbotsford–Mission metropolitan area of around 195,726 inhabitants as of the 2021 census is the 23rd-largest census metropolitan area in Canada. It has also been named by Statistics Canada as Canada's most generous city in terms of charitable donations for nine consecutive years.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. The municipality's southern boundary is the Canada–United States border. In Canada, it is bordered by the Township of Langley to the west, the City of Mission to the north, and the City of Chilliwack to the east. Abbotsford borders the town of Sumas, Washington, to the south. Much of Abbotsford has views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

STORAGE

1005

168

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