

FOR SALE COMMERCIAL RESIDENTIAL MIX



A rare opportunity to acquire a newly constructed mixed-use investment property located in the heart of Historic Downtown Abbotsford.

PROPERTY HIGHLIGHTS

- Brand new mixed use development
- 8 residential one bedroom apartment units
- Elevator and ensuite laundry facilities
- Approximately 1398 sqft of commercial retail/ office space
- Street level store front exposure
- Located in Historic Abbotsford Cow Town core
- Excellent accessibility and walkability
- Ideal long-term investment opportunity

Area Highlights – Downtown Abbotsford

The property is situated within one of Abbotsford's fastest growing and most vibrant urban neighborhoods. Downtown Abbotsford has experienced significant revitalization with new residential developments, restaurants, cafés, breweries, boutique retailers, and professional office users continuing to move into the area.



**COLDWELL
BANKER**
EXECUTIVES
REALTY

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Nearby businesses and amenities include:

- Old Hand Restaraunt
- Amici Italian Wine Bar
- Jam and Butter
- Lepps Bakehouse & Delicatessen
- Paliotti's Italian Restaurant
- Coldwell Banker Executives Realty
- Duft & Co Bakehouse
- Banter Ice Cream
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The Area Benefits From:

- Strong Pedestrian Traffic
- Growing residential density
- Easy access to South Fraser Way and Highway 1
- Walkability to restaurants, cafés, shopping, and services
- Increasing demand for quality residential rental units
- Continued redevelopment and investment throughout Downtown Abbotsford
- Transit Score 60 / Good Transit
- Walk Score 90 / Very Walkable

This property presents an exceptional opportunity for investors seeking stable residential income combined with high-exposure commercial space in one of the Fraser Valley's emerging urban centres.



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