

FOR SALE

33860 PINE STREET • ABBOTSFORD • BC



CDW
& ASSOCIATES
COMMERCIAL REAL ESTATE

CHARLES WIEBE, CIPS, E. TECH
COMMERCIAL REALTOR®
778-549-8555
charles@cdwandassociates.com

MARTY PETERS, CIPS
COMMERCIAL REALTOR®
604-308-2931
marty@cdwandassociates.com

cdwandassociates.com

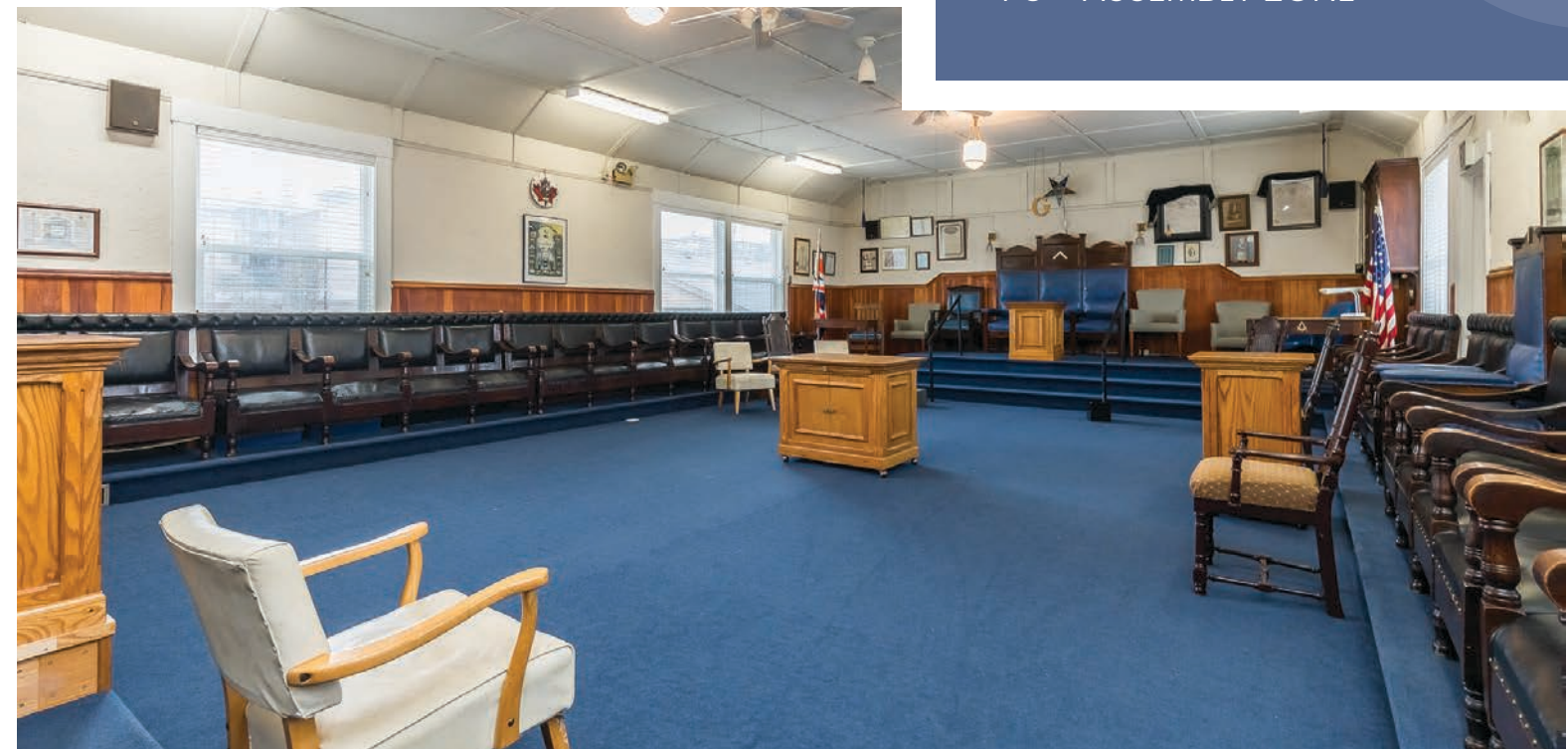
501 - 889 Pender Street, Vancouver, BC

RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.





SITUATED ON THE CORNER OF PINE STREET AND GLADYS AVENUE in Downtown Abbotsford, this over 100 year old building has seen the City change & grow around it and now it's time for it's turn! Built in 1910, this building has gone through multiple upgrades over the decades and is now looking for a new Owner to turn it into a development property to coincide with the City's OCP. Sitting on an ~7,200 SF lot, this building is 2 storeys tall with an ~3,500 SF footprint with staircase and a stair-chair lift access only to the second floor. Primarily open concept throughout, this building offers multiple meeting spaces, storage closets and a kitchenette including stove making it very leasable to a Tenant while you await your building designs & permits!

**DEVELOPMENT
PROPERTY
ABBOTSFORD, BC**

\$1,650,000

**2 STOREY W/
~3,500 SF FOOTPRINT**

**SALE TYPE:
ASSET**

**LAND SIZE
~7200 SF**

**MLS NUMBER:
C8057153**

**ZONING:
P3 - ASSEMBLY ZONE**

PRIMARLY
OPEN CONCEPT,
THROUGHOUT

INCLUDES STAIR-LIFT,
STORAGE CLOSETS &
KITCHENETTE W/STOVE



The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

CORNER
LOCATION
PROVIDES GREAT
EXPOSURE FROM
MAJOR CITY
ARTERY

LARGE
PARKING LOT
FOR POTENTIAL
FUNCTIONS

OPPORTUNITY
TO DEVELOP TO
COINCIDE WITH
CITY'S OFFICIAL
COMMUNITY
PLAN



DOWNTOWN LOCATION
ON THE CORNER OF
GLADYS AVENUE
AND **PINE STREET**,
A FEW BLOCKS NORTH OF
GEORGE FERGUSON
WAY

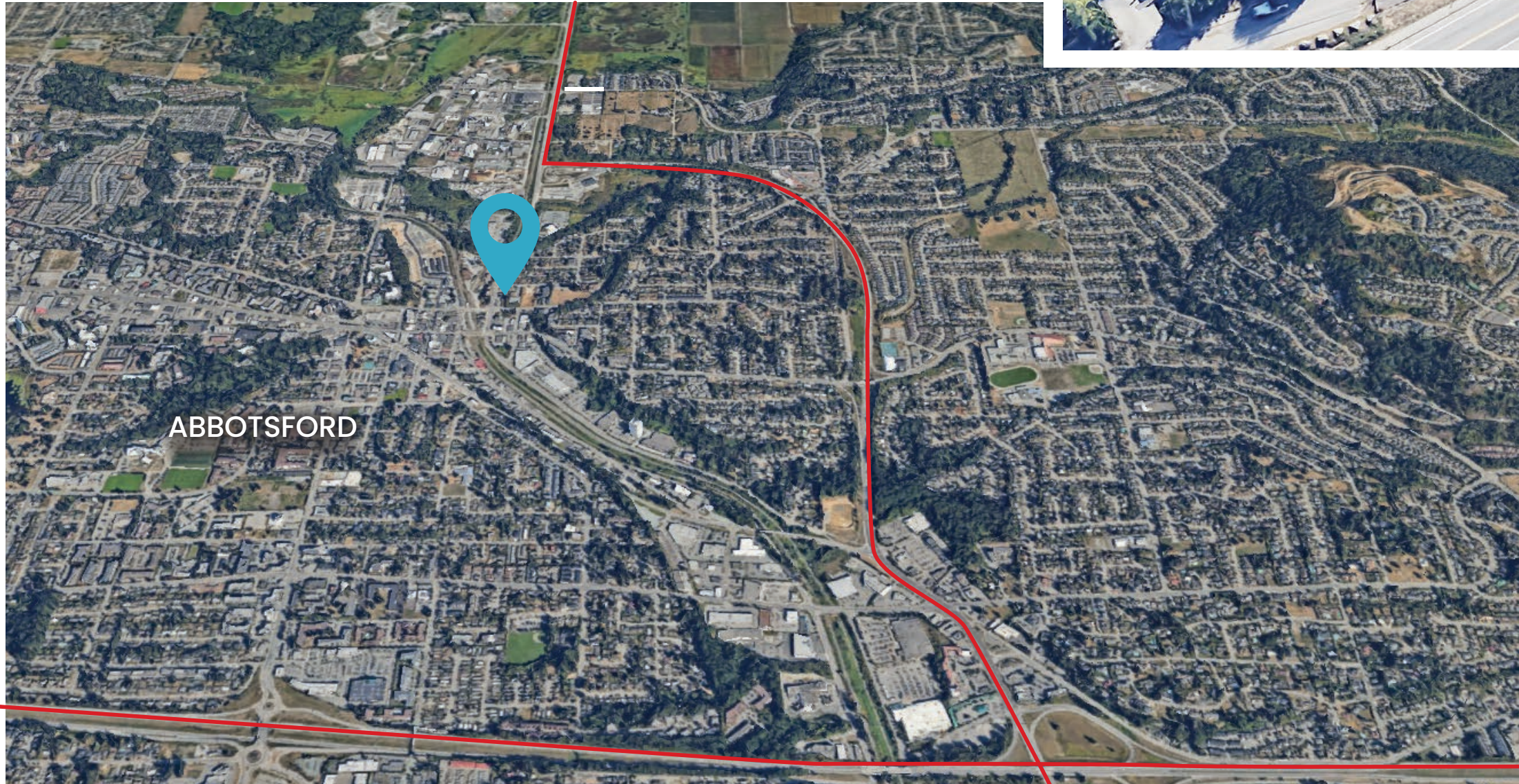
CDW



33860 PINE STREET



TO MISSION



TRANS CANADA HIGHWAY (HWY 1)

CDW & ASSOCIATES COMMERCIAL REAL ESTATE

CHARLES WIEBE, CIPS, E. TECH

COMMERCIAL REALTOR®

778-549-8555

charles@cdwandassociates.com

MARTY PETERS, CIPS

COMMERCIAL REALTOR®

604-308-2931

marty@cdwandassociates.com

