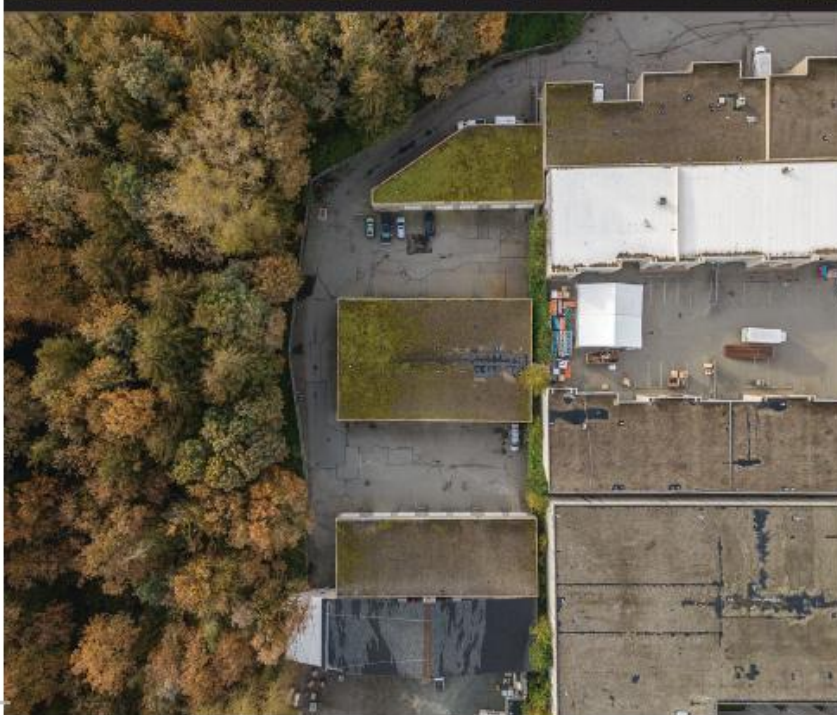


WELCOME TO
203 & 210-30610 PROGRESSIVE WAY, ABBOTSFORD

JARED GIBBONS

REAL ESTATE GROUP

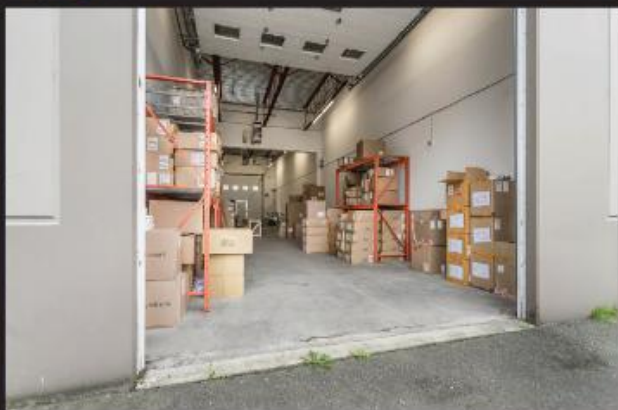


TWO UNIT IND- USTRIAL ware hous e units locat ed on progr essiv e way

in Abbotsford. This 1458 SQ FT
DOUBLE unit offers great exposure



PRICE \$889,000 **PROPERTY TAX** \$7,835.50/2024 **STRATA FEES** \$568.90 **SIZE** 1,458 SF





PROGRESSIVE PLAZA BCS 875

Schedule of Bylaws

Division 1-- Duties of Owners, Tenants, Occupants and Visitors

1. Payment of Strata Fees:

- (1) An Owner must pay strata fees on or before the first day of the month to which the strata fees relate. If an owner is late in paying his or her strata fees the
- (2) owner must pay to the Strata Corporation interest on the late payment in the amount of 10% per annum compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is paid.

2. Repair and Maintenance of Property by Owner:

- (1) An Owner must repair and maintain the owner's strata lot except for repair and maintenance that is the responsibility of the Strata Corporation under these Bylaws. An Owner who has the use of limited common property must repair and
- (2) maintain it except for repair and maintenance that is the responsibility of the Strata Corporation under these Bylaws. Use of the common utility room with washroom is limited to units provided with a key to this facility which is located
- (3) inside the security gate, i.e. units 11 to 15 of 30600 Progressive Way; units 1 to 14 of 30610 Progressive Way; and units 1 to 7 of 30620 Progressive Way, Abbotsford, BC. An Owner is responsible to keep such articles as dishwashers, washing machines, dryers, kitchen and bathroom faucets and drains, toilets, and
- (4) other fixtures and appliances in good condition, and shall be responsible for loss or damage caused as a result of the failure, breakage, or malfunction of the said articles and appliances up to the amount of the deductible on the insurance policy held by the Strata Corporation.

3. Use of Property:

- (1) An Owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:
 - (a) Causes a nuisance or hazard to another person.
 - (b) Causes unreasonable noise.
 - (c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot.
 - (d) Is illegal.
 - (e) Is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
 - (f) Places any load on the floor of a strata lot such that the weight of such load exceeds an average of 500 pounds per square foot over the entire floor area of that strata lot.
 - (g) In contravention or delegation from the Bylaws, zoning and requirements otherwise impose from time to time by the City of Abbotsford and the obligations and liabilities imposed by statute or common law, all of which shall be duly observed and fully complied with.

- (2) An Owner, tenant, occupant, or visitor must not use a strata lot, the common property or common assets for:
- (a) The storage of processing or hazardous waste as defined by federal, provincial, regional and/or municipal legislation in effect from time to time. A driving school for vehicles with a gross weight of 5,000 kilograms or more. The painting of automobiles, trucks, boats or other motorized methods of transportation, and that the Owner must comply with all City Bylaws and National Building Code requirements. (AGM Jan, 2010) Manufacture of boats or other fibreglass items.
 - (d)
- (3) An Owner, tenant or occupant of a strata lot shall be solely responsible for its storage, collection and removal of waste materials, refuse and garbage. No material shall be stored or deposited nor shall any service be performed outside the boundaries of a strata lot. Each Owner, tenant or occupant of a strata lot shall provide its own garbage receptacle which shall be kept inside the applicable strata lot at all times except on the date of scheduled collection of the contents of such garbage receptacle by the contractor of the owner, occupant or tenant of that strata lot. Any improvements made to the interior of a strata lot, whether by an Owner, tenant, occupant or other must be fully and properly authorized by building permit issued by the City of Abbotsford during and following construction as required by the City of Abbotsford. Any interior improvements to a strata lot that involve construction of or modification to a mezzanine or second floor must first obtain written approval from a registered structural engineer and such approval must also be provided to the Strata Corporation prior to the commencement of any such construction or modification.
- (4)
- (5) Where an owner, tenant or occupant of a strata lot allows or acquiesces in a release or escape of any hazardous or noxious substance(s) in a strata lot or from a strata lot, the owner of the strata lot shall indemnify and save harmless the Strata Corporation from the costs and consequences flowing from such release or spill including, without limiting the generality of the foregoing, the entire cost of properly and thoroughly cleaning up and removing such substances from the strata lot and the common property, as if such release of spill had never occurred.
- (6) Without limiting the generality of the foregoing provisions, an Owner, tenant, occupant or visitor shall not use the common property for any of the following purposes:
- (a) To bring, place upon, leave, or install any outbuilding, mobile home, equipment or raw materials on the common property. The keeping or accumulation of any debris, scrap metal, unlicensed vehicle, refuse, garbage or waste material outside of that strata lot on the common property. Storage of vehicles on the common property.
 - (c)
- (7) Upon three days written notice from the council to the Owner, tenant or occupant of a strata lot to which any activities described in 3 (1) (f), 3 (2) (a), 3 (3), 3 (5), and 3 (6) above and in 5 (2) below relate, the council may at its option arrange for the removal of such items from common property and/or a strata lot with the cost of such action chargeable against the owner of the subject strata lot and added to the common expenses of the Strata Corporation attributable to such strata lot and payable on the first day of the following month.

- (8) An Owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the Strata Corporation must repair and maintain under these Bylaws, or insure under section 149 of the Act. An Owner, tenant or occupant will
- (9) not carry on business from a strata lot unless the unit number assigned to that strata lot is displayed on all doors opening onto the common property, in a style, material and location approved by the Strata Corporation.
- (10) An Owner, tenant or occupant must not permit any agent, employee, customer supplier, visitor or other person having business with the Owner, tenant or occupant to use any parking stall designated for the use of any other strata lot.
- (11) An Owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (12) An Owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
 - (a) A reasonable number of fish or other small aquarium animals.
 - (b) A reasonable number of small caged mammals.
 - (c) Up to 2 caged birds.
 - (d) One dog or one cat.
- (13) An Owner, tenant, occupant or visitor is not permitted to access the fire hydrant or fire protection systems at any time.
- (14) An Owner shall maintain and repair to the standard of the development his strata lot, its exterior doors and windows (including locks and hardware); his limited common property (if any), excluding exterior painting, and including but not limited to cleaning, maintenance and repair of the following:
 - (a) Owners are required to submit prior written submissions for permanent fixed, standardized conforming signage, to be approved on a case by case basis under the direction of Council, and with the proviso that the Owner sign an Assumption of Responsibility for the alteration that would carry on to any future Owner of the strata lot.
 - (b) All electrical, plumbing, mechanical and security systems, pipes, wires, ducts, cables, fittings, and equipment serving only his strata lot.
 - (c) No part of the limited or common property shall be used for the placement of goods or signs or items of any kind for storage (including storage of vehicles, boats, automobiles, RV's and trailers), except as may be specifically permitted by the Council or by Regulation.
- (15) An Owner, tenant, occupant or visitor shall not use or occupy a strata lot for the production, storage or distribution of any controlled drug or substance (as defined by the Controlled Drugs and Substances Act of Canada); the hydroponic propagation of any nature or variety; or the chemical production or product fabrication utilizing any chemical compounding. Any existing operation under these descriptions may be allowed to run until the expiry of a properly obtained existing federal license for production, at which time the license of such location will be refused and services for the undertaking withdrawn.
- (16) All owners must submit in writing the occupancy and use of their strata lot prior to March 31st. Owners must provide written notice of subsequent change thereof within 7 days of the change of use occurring. (AGM 2014)

4. Inform Strata Corporation:

- (1) Within 2 weeks of becoming an owner, an owner must inform the Strata Corporation of the owners name, strata lot number and mailing address outside the strata plan, if any. On request by the Strata Corporation, a tenant must inform the Strata Corporation of his or her name.
- (2)

5. Obtain Approval before Altering a Strata Lot:

- (1) An owner must obtain the written approval of the Strata Corporation before making an alteration to a strata lot that involves any of the following:
 - (a) The structure of a building.
 - (b) The exterior of a building.
 - (c) Chimneys, stairs, balconies or other things attached to the exterior of a building.
 - (d) Doors, windows or skylights on the exterior of a building, or that front on the common property.
 - (e) Without limiting the generality of the foregoing, making any holes or openings or any nature or size in the roof of perimeter walls of a strata lot or allow any work or activity on the roof membrane. Without limiting the generality of the foregoing, the replacing or fixing any articles or items of any nature on the roof. Fences, railings or similar structures that enclose a patio, balcony or yard.
 - (f) Common property located within the boundaries of a strata lot.
 - (g) Those parts of the strata lot which the Strata Corporation must insure under section 149 of the Act.
 - (h)
 - (i)
- (2) The Strata Corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration, including, but not exhaustively, a proportionate increase in common expenses due to increased consumption of services resulting from the alteration.

6. Obtain Approval before Altering Common Property:

- (1) An owner must obtain the written approval of the Strata Corporation before making an alteration to common property, including limited common property, or common assets. The Strata Corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration, including, but not exhaustively, a proportionate increase in common expenses due to increased consumption of services resulting from the alteration. The exterior appearance of the building shall not be altered by painting wood, ironwork, concrete, or other exterior parts of the building or the Strata Lot.
- (2)
- (3)

7. Increased Insurance Costs:

Where an Owner, tenant or occupant carries on an activity in a strata lot, which increases the insurance premiums payable by the Strata Corporation to adequately insure the building, the owner of such strata lot shall pay to the Strata Corporation the entire amount of such increased insurance premiums forthwith upon request by the Strata Corporation.

6 20 – General Industrial Zone (I2)

I2

Intent: To accommodate a mix of light industrial Uses

620.1 Permitted Uses (B/L 2454-2015, 3113-2020; 3249-2022, 3470-2023)

Permitted Uses Table for I2 Zone	
Principal Uses	
.1 Animal Shelter	.17 Data Centre
.2 Auction	.18 Farm and Industrial Equipment Sales/Leasing/Repair
.3 Automobile Body Shop	.19 Freight Handling Facility
.4 Automobile Repair	.20 Indoor Recreation Facility
.5 Automobile Storage Yard	.21 Landscape Supply
.6 Brewery	.22 Manufacturing
.7 Brewing and Vinting Outlet	.23 Microbrewery
.8 Building Supply	.24 Self Storage (B/L 3249-2022)
.9 Bus Depot	.25 Mobile Food Vendor
.10 Commercial Vehicle Parking	.26 Motor Vehicle Recycling and Salvage Yard (B/L 3470-2023)
.11 Commercial Vehicle Repair	.27 Printing Services
.12 Commercial Vehicle Sales/Leasing	.28 Recreational Vehicle Sales/Leasing/Repair/Rental
.13 Commercial Vehicle Stop	.29 Recycling Depot
.14 Courier and Delivery	.30 Research and Development
.15 Crematorium	.31 Restaurant
.16 Dangerous Goods Manufacturing/Warehousing	.32 Trade School
	.33 Warehousing
	.34 Waste Transfer Station (B/L 3470-2023)
Accessory Uses	
.35 Accessory Residential Use	
.36 Pawn Shop	

620.2 Site Specific Permitted Uses (B/L 3159-2021)

.1 Gaming Facility shall be a permitted Use on the following Lots:

a. PID: 023-889-985

Legal Description:

Lot 1 Section 24 Township 13 NWD Plan LMP34910

Editorial Note

Known civically as: 30835 Peardonville Road

b. PID: 023-889-985

Legal Description:

Lot 1 Section 24 Township 13 NWD Plan LMP34910 Except Plan BCP33641

Editorial Note

Known civically as: 30835 Peardonville Road

Last modified November 6, 2023 (Rev. 20220929-2037)

Section 620-Page 1 of 4
Zoning Bylaw No. 2400-2014



6 20 – General Industrial Zone (I2)

I2

.2 Office shall be a permitted Use on the following Lots:

a. Lot 2 Section 11 Township 16 NWD Plan BCP22632 b.

Lot 1 Section 15 Township 16 NWD Plan BCP34059

.3 Notwithstanding section 620.1, outdoor unenclosed open storage and no other Uses shall be permitted on the following Lots:

a. PID: 001-749-382

Legal Description:

Lot 7 Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70, Part SW 1/4

Editorial Note

Known civically as: 33675 Harris Road

b. PID: 005-296-561

Legal Description:

Lot 8 Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70, Part SW 1/4

Editorial Note

Known civically as: 33685 Harris Road

.4 Office, Industry Support shall be a permitted Use on the following Lots:
(B/L 3072-2020)

a. Lot 1 Section 24 Township 13 Plan LMP38252
Strata Plan: LMS4110

.5 Mobile Home Sales/Leasing/Repair/Rental shall be permitted on the following Lots: (B/L 3019-2020, 3159-2021)

a. PID: 031-175-422

Legal Description:

Lot 1 Section 18 Township 16 Plan EPP99857 NWD

Editorial Note

Known civically as: 31806 and 31850 Marshall Road

620.3 Development Regulations (B/L 3159-2021)

Development Regulations Table for I2 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 0.0 m, except 3.0 m where abutting a residential principal Use
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m

Last modified November 6, 2023 (Rev. 20220929-2037)

Section 620-Page 2 of 4
Zoning Bylaw No. 2400-2014



6 20 – General Industrial Zone (I2)

I2

.4 Minimum Setbacks between Buildings	a. 1.5 m
.5 Height (maximum)	a. 12.2 m
.6 Lot Coverage (maximum)	a. 60%

620.4 Subdivision Regulations

Subdivision Regulations Table for I2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,850 m ²
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

620.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

620.6 Conditions of Use

(B/L 3113-2020)

- .1 Multi-modal containers shall be excluded from the maximum Height permitted in 620.3.5.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not be located within 3.0 m of an Exterior Lot Line;
 - b. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - c. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .3 Areas for office, retail sale, rental or display of goods manufactured or warehoused on the Lot shall be:
 - a. fully contained within the same Building as the Manufacturing Use or Warehousing on the Lot; and
 - b. limited to an area not exceeding 40% of the Gross Floor Area of the business manufacturing or warehousing the products on the Lot and the remaining Floor Area not being open to the public. (B/L 3113-2020)
- .4 A Restaurant shall be limited to a total Floor Area of 175 m².
- .5 A Commercial Vehicle Parking Use shall require washroom facilities at a ratio of one bathroom stall for every 50 Parking Spaces.
- .6 An Accessory Residential Use shall not exceed a maximum area of 90 m² and shall be contained within the Principal Building.
- .7 All Motor Vehicle Recycling and Salvage Yard Uses shall: (B/L 2454-2015; 3470-2023)

Last modified November 6, 2023 (Rev. 20220929-2037)

Section 620-Page 3 of 4
Zoning Bylaw No. 2400-2014



6 20 – General Industrial Zone (I2)

I2

- a. be fully contained within a Building;
 - b. be limited to the disassembly, repair and sale of motor vehicle parts; and
 - c. not be shredded or crushed onsite.
- .8 Pawn Shop Use must be Accessory to an Auction Use and not exceed 5% of the Gross Floor Area of the Auction Use. (B/L 2454-2015)
- .9 A Dangerous Goods Manufacturing/Warehousing Use shall be: (B/L 2454-2015, B/L 3055-2020)
- a. fully contained within a Building;
 - b. authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and
 - c. in conformity with the regulations of the City's Fire Service Bylaw, as amended, or replaced, from time to time.
- .10 An Indoor Recreation Facility shall be limited to a total Floor Area, Gross of 700 m2 and to one such Use per Lot. For certainty, in the context of a Building strata, only one such Use is permitted for the entire complex of Building(s), not one per strata Lot. (B/L 3113-2020)
- .11 A Recycling Depot shall: (B/L 3470-2023)
- a. not include the intentional breaking of glass products; and;
 - b. not include the storing of used tires.
- .12 A Waste Transfer Station shall: (B/L 3470-2023)
- a. be fully contained within a Building;
 - b. receive, sort, compact and rearrange solid waste on an impermeable surface that is protected by a roof or permanent cover; and
 - c. transport solid waste in a container or truck that is watertight with a mechanism to cover the waste;
 - d. maintain the facility in a manner that is compliant with all City bylaws;
 - e. ensure that an emission control plan is implemented for odours and particulates; and
 - f. not discharge or permit the discharge of Leachate to the environment, unless authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment.



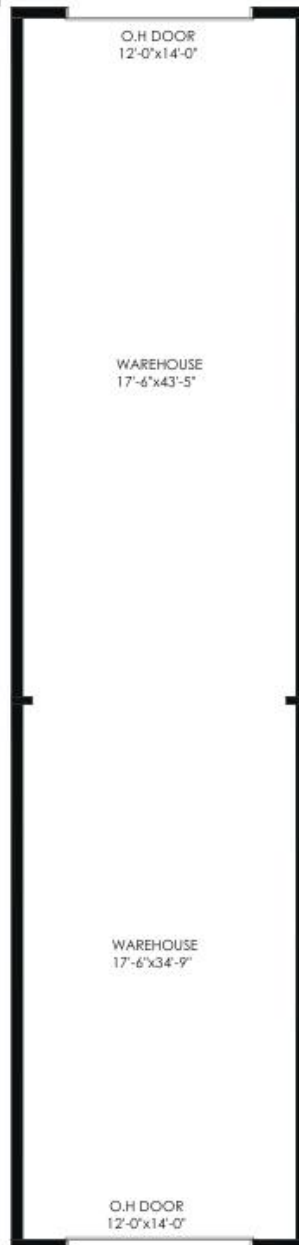
JARED GIBBONS
PERSONAL REAL ESTATE CORPORATION
604-928-1361
 jaredgibbons@royallepage.ca
 www.jaredgibbons.ca
Royal LePage Northwest Realty

203 & 210 - 30610 Progressive Way, Abbotsford

Warehouse: 1,385 sq. ft.

Total Area: 1,385 sq. ft.

Warehouse Floor Plan
 Floor Area: 1385 sq.ft.
 Ceiling Height: 19'-5"



SCALE
0' 3'



Active C8063999 List Date: 10/23/2024 Exp Date: 1/23/2025 Seller Accept Date: Subj Removal Date: Completion Date:	203-210 30610 PROGRESSIVE WAY Poplar Abbotsford V2T 6Z2	For Sale For Sale Price: Orig Price: \$899,000 Prev Price: \$0 Leased/Sold Price: /	Industrial Industrial \$899,000
		Zoning: 12 Gross Prop Tax: \$7,835.50 Tax Yr: 2024 Sale Type: Asset P.I.D.#: 025-970-810 Building/Complex Name: PROGRESSIVE PLAZA TWO UNITS - INDUSTRIAL warehouse units located on Progressive Way in Abbotsford. This 1458 SQFT DOUBLE unit offers great exposure in a secure, gated complex with security cameras. Easy access to Highway 1, the US Border, and Abbotsford International Airport, it's perfect for various uses. The unit features 19'9" ceilings, a two x 14' bay door, interior Camera/security system, checker plate aluminum sheet metal for protection and shared amenities, including a washroom, RV sanitary pump, and wash bay. Ideal for those seeking a secure and convenient space.	
MEASUREMENTS: Subj. Space Sq.Ft: 1,458 Space Avail for Lse: Subj. Space Width Whse/Indust.Sq.Ft: Subj. Space Depth: Office Area Sq. Ft: Land Size Sq.Ft: 0.00 Retail Area Sq. Ft: Land Size Acres: 0.00 Mezzanine Sq. Ft: Acres Freehold: Other Area Sq. Ft: Acres Leasehold: Main Resid. Sq.Ft: Subj Prop Width ft.: Min. Divisible Space: Subj Prop Depth ft.: Max. Contig. Space:		LEASE DETAILS: Lease Type: Lease Expiry Date: Lse Term/Months: Is a Sub-lease?: No Strata Fees/Month: \$568.90 Seller's Int.: Registered Owner Int. In Land: Strata First Nat.Res: Occupancy: Owner	NET / GROSS RENT DETAILS: Basic Rent per Annum/SF: Est. Additional Rent / SF: Basic Rent per Month: Est. Add. Rent per Month: Basic Rent per Annum: Gross Rent per Annum/SF: Gross Rent per Month: Gross Rent per Annum:
BASIC BUILDING & PROPERTY DETAILS: # of Buildings: 1 # of Docks # of # of Storeys: 1 Grade Doors: # of 2 # of Elevators: Loading Doors: 2 # Parking Spaces: Clear Ceiling Ht (ft): Year Built: 2004 Class of Space: Building Type: Warehouse Potential to Redevelop? No Comments: Environ. Assess.Done? No Comments:		MULTI-FAMILY DETAILS: # of Bachelor Apts: # of Studio Apts: # of 1 Bdrm Apts: # of 2 Bdrm Apts: # of 3 Bdrm Apts: # # of 4+ Bdrm Apts: # of Penthouse Apts: Total # of Apts: # of Other Units: Total # of Units: APOD Cap Rate	BUS/BWP & AGR DETAILS: Major Business Type: Minor Business Type: Business Name (d.b.a.): Bus. Oper. Since (yr): Confidentiality Req'd: Major Use Description:
LEGAL: STRATA LOT 18, PLAN BCS875, PART SW1/4, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE & PID: 025-970-909			
REALTOR REMARKS: Measurements by Cotala. Offers as they come. Showings by appointment only via Touchbase. Strata fees are for both units.			
DESIGNATED AGENT(S): Jared Gibbons - PREC - CONTC: 604-928-1361 Royal LePage Northstar Realty (S. Surrey) - OFC: 604-538-2125 jaredgibbons@royallepage.ca		APPOINTMENT INFORMATION: Touchbase JARED GIBBONS 604-928-1361 Virtual Tour: Brochure:	
Commission: 3.22% OF THE FIRST \$100,000 AND 1.15% OF THE BALANCE			
Seller/Landlord: Five O Eight Enterprises Inc. Sell Firms: 1. 2... 3. Buyer Agents: 1... 2. 3.			

JARED GIBBONS

REAL ESTATE GROUP

JARED GIBBONS

604.928.1361

JAREDGIBBONS@ROYALLEPAGE.CA