

# For Sale

**7663 Industrial Way, Agassiz, BC**

**8,592 sf warehouse on 0.684 acres**



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**AVISON  
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**ROYAL LePAGE**

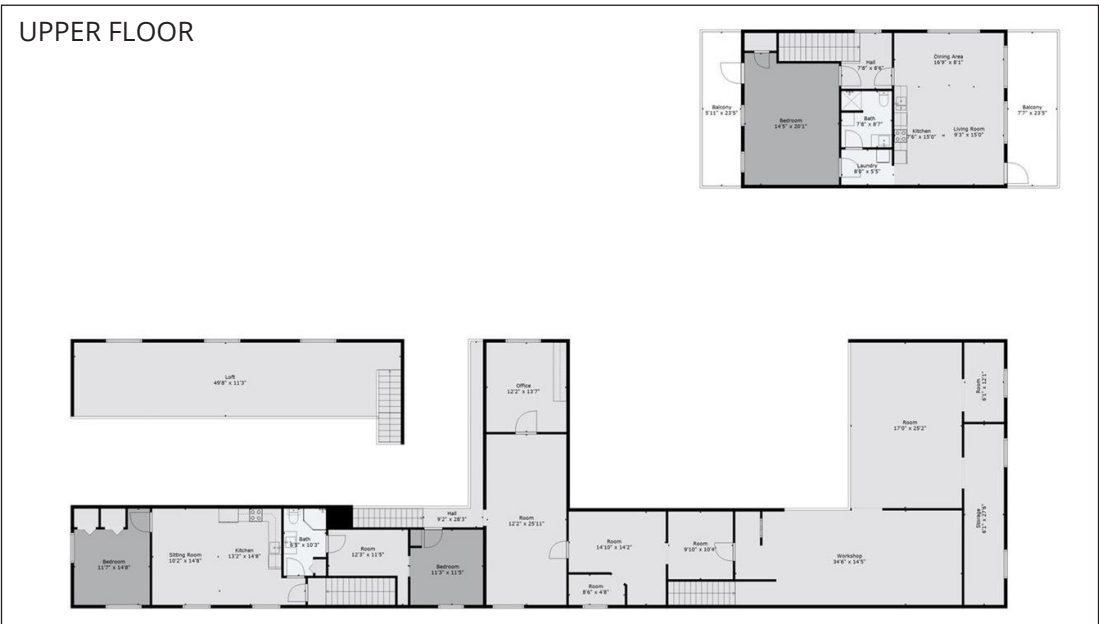


For Sale

7663 Industrial Way  
Agassiz



Site plan



Opportunity

Avison Young is proud to present the opportunity to acquire an 8,592 sf manufacturing building located in Agassiz. The subject property features three (3) large loading doors, 18' clear ceiling heights, two (2) residential suites (800 sf and 714 sf) and is well suited for an owner user or investor.

The property is zoned M-1 (Light Industrial), allowing a variety of industrial and service-oriented uses, including warehousing, manufacturing, and other employment generating activities.

Location

7663 Industrial Way is strategically located in the industrial area of Agassiz, BC. This convenient location offers direct access to key transportation routes including Highway 7 and Highway 9, providing efficient connectivity to the Fraser Valley, the Trans-Canada Highway, and the US border.

The property benefits from its proximity to local amenities and services, making it an ideal base for industrial operations in the region.

Property details

ZONING

M-1: Light Industrial Zone

TOTAL BUILDING AREA

8,592 sf plus 1,200 sf shop

YEAR BUILT

2004

SALE PRICE

\$3,495,000

AVAILABILITY

Immediately

Property highlights



1,200 sf shop located behind the main facility



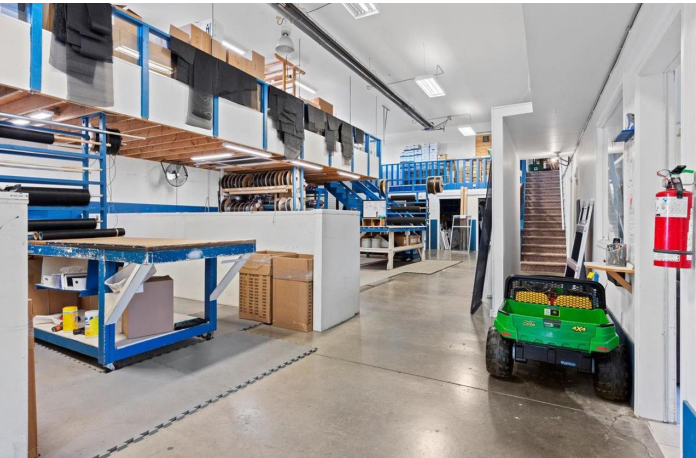
Two residential suites (800 sf and 714 sf) currently occupied



18' clear heights in warehouse



Three loading doors





## Contact for more information

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