



# FOR SALE OR LEASE FLEXIBLE DEMISING OPTIONS



**32009 AND 32015  
SOUTH FRASER WAY  
2640 CLEARBROOK ROAD**  
ABBOTSFORD, BC

**FREESTANDING 30,906 SF COMMERCIAL BUILDING  
WITH APPROXIMATELY 350 FT OF FRONTAGE**

For more information,  
please contact:

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# OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire a 30,906 SF retail/industrial building on a 0.484 acre lot, with over significant frontage along both South Fraser Way and Clearbrook Road. Nestled in the core of the furniture, appliance, and home improvement retail node, this property presents a promising opportunity for current operational use and potential future redevelopment.

## HIGHLIGHTS

- Site size of 0.484 acres with frontage along both South Fraser Way and Clearbrook Road
- Centrally located and easily accessible destination retail node with significant daily traffic
- C5 -City Centre Commercial zoning which allows for a variety of commercial uses.
- Easy access/egress to the site
- Permitted and Discretionary Uses: animal hospital, apartment, assembly, brewpub, childcare centre, civic use, coffee shop, commercial school, community service, congregate apartment, drive-through restaurant, financial institution, funeral parlour, healthcare office, liquor store, office, pub, personal service establishment, restaurant, retail, shopping centre, tourist accommodation
- Well maintained building currently improved with a desirable retail-style showroom
- Superior retail profile and architectural features that differentiate the subject property
- Efficient grade loading and site configuration that allows for truck accessibly and ample parking
- Clean Phase 1 Environmental Report

# SALIENT DETAILS

<b>CIVIC ADDRESS</b>	32009 and 32015 South Fraser Way, 2640 Clearbrook Road, Abbotsford
<b>LEGAL ADDRESS</b>	Lot 235 Section 20 Township 16 New Westminster District Plan 50312  Lots 145 and 147 Section 20 Township 16 Westminster District Plan 32986  PID: 004-033-396, 006-772-374, 006-772-382
<b>LOT AREA</b>	0.484 acres
<b>BUILDING AREA</b>	Ground floor retail: 17,131 SF Office and basement: 13,775 SF <b>Total Building Area: 30,906 SF</b>
<b>LOADING</b>	One (1) grade loading door
<b>PARKING</b>	On-Site Parking
<b>ZONING</b>	C5 - City Centre Commercial
<b>ALLOWABLE DENSITY</b>	Maximum of 1.75 with underground parking provided  Maximum 21.3 metres or six storey building height  Maximum 95% lot coverage
<b>PROPERTY TAXES</b>	\$117,703.15 (2025)

## ASKING PRICE

Contact Listing Agents

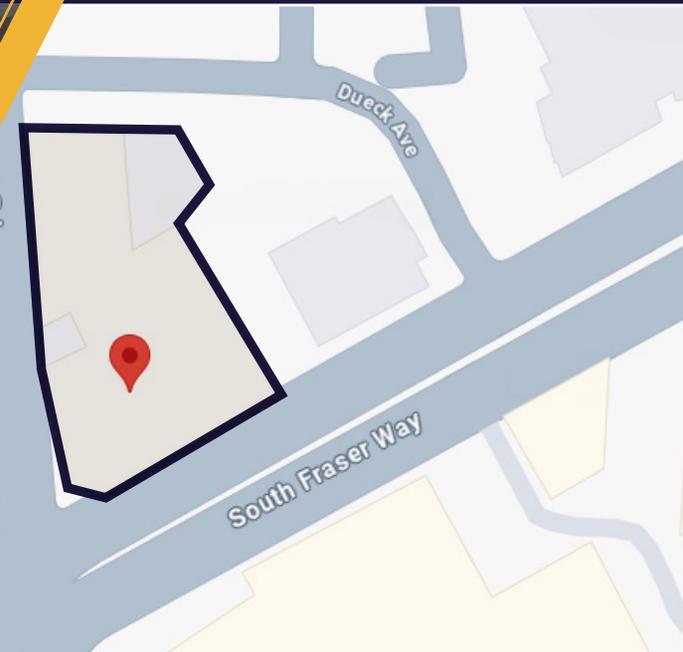
## LEASE RATES

Contact Listing Agents

## ADDITIONAL RENT

FPO





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