



Colliers



FOR SALE

CityScape Professional Building

2190-2200 West Railway Street, Abbotsford

Class A office complex within Abbotsford's sought-after Sumas District

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Opportunity

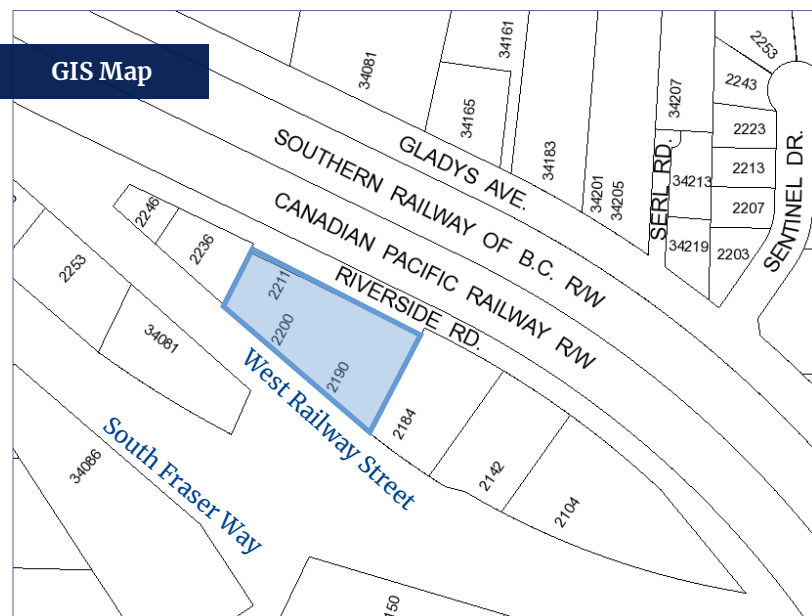
Colliers is pleased to present the opportunity to acquire a Class A office complex comprising two buildings on 1.1 acres within Abbotsford's sought-after Sumas District, offering stable, in-place cash flow and long-term income security.

Highlights:

- Highly coveted investment property in growth market within Abbotsford's sought-after Sumas District
- Quality constructed buildings with covered and surface parking and well-designed floor plates
- Purpose-built and maintained under single ownership since inception, reflecting true pride of ownership
- Both buildings are in excellent condition with substantial recent capital improvements and strong underlying land value
- Amenity-rich location with close proximity to Highway 1, Abbotsford International Airport and a variety of shops and restaurants
- In-place tenancies deliver stable, long-term income secured through 2031, with renewal options extending the investment horizon further
- Prominent frontage along West Railway Street
- Includes 117 parking stalls (73 covered, 44 surface)



Salient Facts




Address	2190-2200 West Railway Street, Abbotsford, BC	
PID	006-249-299	
Location	The property is situated on West Railway Street in the heart of Abbotsford's Sumas District.	
Lot Size	1.1 acres	
Year Built	1990 (2200 W Railway Street) and 2009 (2190 W Railway Street)	
Leasable Area	<ul style="list-style-type: none"> 2190 West Railway Street: 28,132 SF 2200 West Railway Street: (including 2211 Riverside Road) 7,040 SF Total Area: 35,172 SF 	
Improvements	The property is improved with two high-quality office buildings with a combined gross building area of 38,100 SF and a total net leasable area of approximately 35,172 SF. The improvements are in excellent condition and substantial capital improvements have been made to support long-standing tenants and strong in-place lease rates.	
Parking Stalls	117 parking stalls (73 covered and 44 surface parking)	
Land Use	Zoning: C3 - Community Commercial Zone OCP: Secondary Commercial	
NOI	Contact Listing Agents	
Offered At	\$17,500,000	

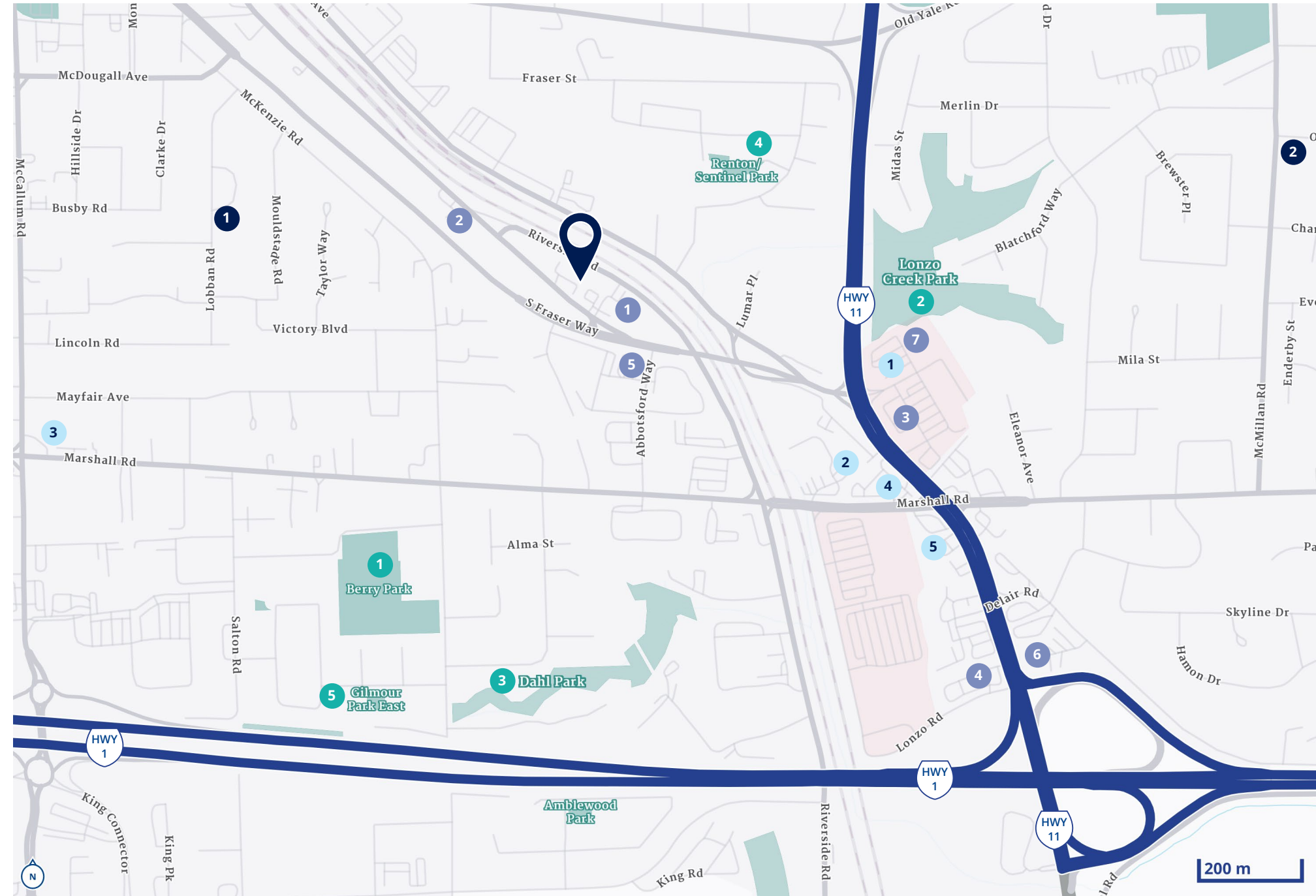
*All measurements are estimates and should not be relied upon without independent verification.



Location Overview

Recognized as the Hub of British Columbia's Fraser Valley region, the City of Abbotsford is one of the fastest growing business Centres in Canada. Situated in the south western corner of the province of British Columbia along the Canada/US border, just 89 kilometres from the Pacific Coast, Abbotsford presents a unique value proposition for international companies looking to enter the North American market and domestic companies seeking a strategic gateway from the pacific Northwest by air and sea.

-  6 minutes drive
Trans-Canada Highway
-  13 minutes drive
United States Border
-  8 minutes drive
Mill Lake Park
-  17 minutes drive
Abbotsford International Airport



Restaurants

1. The Keg Steakhouse
2. Field House Brewing
3. Boston pizza
4. Crossroads Restaurant
5. Tim Hortons
6. Cactus Club Cafe
7. OPA! of Greece



Services & Banks

1. TD Canada Trust
2. CIBC
3. BMO Bank of Montreal
4. Chevron - Gas Station
5. Shell - Gas Station



Parks & Recreation

1. Berry Park
2. Lonzo Greek Park
3. Dahl Park
4. Renton/Sentinel Park
5. Gilmour Park East

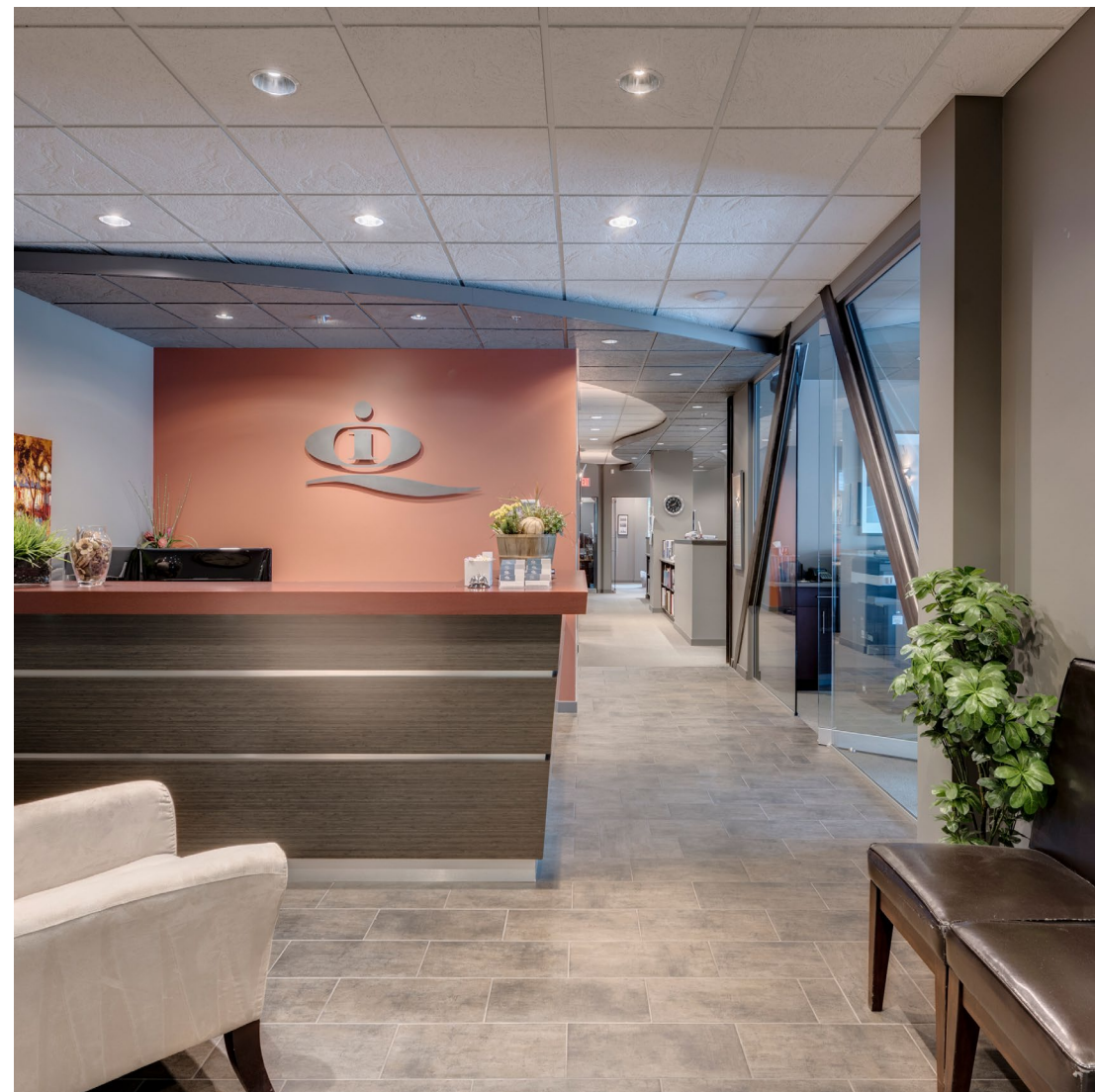


Education

1. Alexander Elementary School
2. McMillan Elementary School



Property Photos





OFFERING PROCESS

Please contact the listing brokers for more details on this offering.

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