



2035 Townline Rd & 30666 Simpson Rd, Abbotsford, BC

FOR SALE

NAI (Langley) Ltd, is pleased to exclusively offer for sale, the Super Self Storage, self-storage facilities and business, located in Abbotsford, British Columbia. These two Self Storage facilities are located in the Fraser Valley area of the Lower mainland of British Columbia.

Ken Kiers

Personal Real Estate Corporation

Western Canada's Self-Storage Expert

604 209 2222 | kkiers@naicommercial.ca

NAI Commercial

20353 64th Avenue, Suite 214

Langley, BC V2Y 1N5

+1 604 683 7535

naicommercial.ca

Property Details

2035 TOWNSHIP ROAD

Legal Description

4 Lot 4 Except: Firstly: Part Subdivided By Plan 10532; Secondly: Parcel "A" (Explanatory Plan 11258); Thirdly: Part Dedicated Road On Plan BCP12178; Section 13 Township 13 New Westminster District Plan 9103
PID: 011-380-241

Units

- 618 Self-Storage
- 79 RV/Parking
- 1 Apartment – 2 bed/1bath

Building Size

2 Buildings Total: 82,168 SF*

Zoning

I2 – General Industrial

30666 SIMPSON ROAD

Legal Description

Lot 2 Except: Firstly: Parcel A (Explanatory Plan 15135) And Secondly: Part Dedicated Road On Plan LMP9623, Section 13 Township 13 New Westminster District Plan 10930
PID: 005-902-151

Units

- 560 Self-Storage
- 8 RV/Parking
- 1 Apartment – 2 bed/1bath

Building Size

4 Buildings Total: 50,617 SF*

Zoning

I2 – General Industrial

**All measurements provided by Vendor, to be verified by Buyer, if important*

2035 Townline Rd & 30666 Simpson Rd

Abbotsford, BC

Opportunity

The opportunity to purchase not only 1, but 2, highly reputable and established Self Storage operations in the Lower Mainland is extremely rare. Lack of industrial land and strong barriers to entry for new facilities makes this a very rare and desirable opportunity. Significant room to expand at the Townline Location adds even further value to this offering.

Highlights

2035 Townline Road

- ▶ 3.44 Acres
- ▶ 82,168 Total Square Feet
- ▶ 698 Spaces
- ▶ Room to Expand

30666 Simpson Road

- ▶ 1.823 Acres
- ▶ 50,617 Total Square Feet
- ▶ 569 Spaces



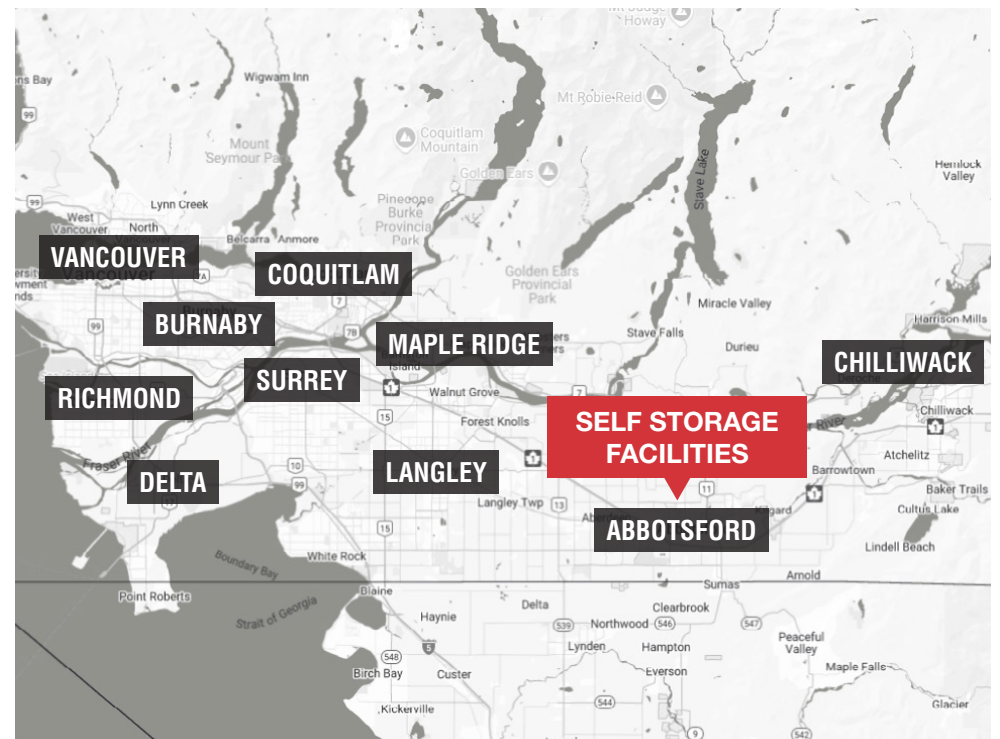


Location

Abbotsford is a city in British Columbia next to the Canada–United States border, Greater Vancouver, and the Fraser River. With a census population of 153,569 people (2021), it is the most populous municipality in the province outside metropolitan Vancouver. It is home to Tradex, the University of the Fraser Valley, and Abbotsford International Airport.

As of the 2021 census, it is the largest municipality of the Fraser Valley Regional District and the fifth-largest municipality of British Columbia. The Abbotsford–Mission metropolitan area of around 195,726 inhabitants as of the 2021 census is the 23rd-largest census metropolitan area in Canada. It has also been named by Statistics Canada as Canada's most generous city in terms of charitable donations for nine consecutive years.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. The municipality's southern boundary is the Canada–United States border. In Canada, it is bordered by the Township of Langley to the west, the City of Mission to the north, and the City of Chilliwack to the east. Abbotsford borders the town of Sumas, Washington, to the south. Much of Abbotsford has views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).





CONFIDENTIALITY AGREEMENT

TO: NAI Commercial
20353 64th Ave,
Langley, BC V2Y1N5

The undersigned Potential Purchaser has expressed interest in making an Offer to Purchase the properties known as:
2035 Townline Road, Abbotsford, BC
and
30666 Simpson Road, Abbotsford, BC

and the assets of the business known as **Super Self Storage Ltd** (hereinafter referred to as the “Property”). As a result, NAI Commercial (hereinafter referred to as the “Agent”), is providing to the undersigned certain information about the Property which is non-public, confidential, or proprietary in nature on behalf of the owner. All such information and copies thereof together with any analyses, compilations, studies, or other documents prepared by the undersigned or agents, representative or employees of the undersigned which contain or otherwise reflect such information, together with information which is delivered verbally and is identified as confidential, is referred to herein collectively as the “Confidential Information”.

As a condition and in consideration of your agreement to make the Confidential Information available, the undersigned covenants, acknowledges and agrees as follows:

1. That it will keep the Confidential Information confidential and will:
 - (a) not use the Confidential Information in any way detrimental to the Owner or its tenants;
 - (b) not use the Confidential Information in any way other than in connection with the undersigned’s evaluation of the Purchase;
 - (c) not reveal the Confidential Information to its agents, representatives, and employees except to such of the aforesaid who agree to be bound by the terms of this agreement and who need the Confidential Information to evaluate the Purchase. The undersigned acknowledges that it is responsible for any breach of this agreement by its agents, representatives and employees.
2. That it may not assign or delegate any of its obligations pursuant to this agreement without the prior written consent of the Owner.



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