

**Expired**  
C8071835

**B 1967 E QUEEN**  
Abbotsford West  
Abbotsford  
V2T 6J2

**For Lease**  
**Agri-Business**

For Sale Price: **\$1**  
Leased/Sold Date:  
Leased/Sold Price: /

Additional Property Types:  
**Agri-Business**

Listing Map: 



Zoning: **A1** Gross Prop **\$8,011.00** Tax Yr: **2025** Sale Type: **Lease**  
P.I.D.#: **800-180-638** Building/Complex Name:

**Building (2,500 sf) with large fenced yard (16,000 sf)- high visibility location at Marshall Road frontage/access. Mezzanine, newer roof, upgraded electrical/power. Allows for various agriculture, retail, commercial uses. Close to Airport and No. 1 Hwy access. Gross rent is \$3,202.50 per month.**

**MEASUREMENTS:**

Subj. Space Sq.Ft:	Space Avail for Lse:	<b>0</b>
Subj. Space Width	Whse/Indust.Sq.Ft:	
Subj. Space Depth:	Office Area Sq. Ft:	
Land Size Sq. Ft. <b>15,400.00</b>	Retail Area Sq. Ft:	
Land Size Acres:	Mezzanine Sq. Ft:	
Acres Freehold:	Other Area Sq. Ft:	
Acres Leasehold:	Main Resid. Sq.Ft:	
Subj Prop Width ft.:	Min. Divisible	<b>2,100</b>
Subj Prop Depth	Max. Contig. Space:	<b>2,100</b>

**LEASE DETAILS:**

Lease Type:	<b>Net</b>
Lease Expiry Date:	
Lse Term/Months:	<b>24</b>
Is a Sub-lease?:	<b>No</b>
Strata Fees/Month:	
Seller's Int.:	<b>Registered Owner</b>
Int. In Land:	<b>Freehold</b>
First Nat.Res:	
Occupancy:	<b>Vacant</b>

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:	<b>\$14.25</b>
Est. Additional Rent / SF:	<b>\$4.05</b>
Basic Rent per Month:	<b>\$2,493.75</b>
Est. Add. Rent per	<b>\$708.75</b>
Basic Rent per Annum:	<b>\$29,925.00</b>
Gross Rent per Annum/SF:	
Gross Rent per Month:	
Gross Rent per Annum:	

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings:	# of Docks
# of Storeys:	# of Grade Doors:
# of Elevators:	# of Loading Doors:
# Parking Spaces:	Clear Ceiling Ht (ft):
Year Built:	Class of Space:
Building Type:	
Construction Type:	
Potential to Redevelop?	Comments:
Environ. Assess.Done? <b>No</b>	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

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqcd:
Major Use Description:
<b>Aviary</b>

**LISTING FIRM(S):**

Grayly Realty Inc  
2.

**PRESENTED BY:**

**Daniel K Preston PREC\* - CONTC: 604-617-5981**  
**Panda Luxury Homes**  
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Virtual Tour:

