

# FOR SALE

## Unit 105

30553 Great Northern Avenue, Abbotsford, BC



### UNIT FEATURES

#### UNIT SIZE

2,400 sf

#### ZONING

I2 – General Industrial Zoning

*Principal uses include:*

- Automotive
- Warehousing
- Storage
- Manufacturing
- Building Supply
- Recycling

#### YEAR BUILT

2007

#### AVAILABILITY

Immediate

#### SALE PRICE

\$1,176,000

### UNIT HIGHLIGHTS



Desirable front-loading configuration



One (1) grade level loading door (14' W x 16' H)



25' clear ceiling height



60 amp at 600V, 3-phase electrical service



One (1) washroom



Two (2) offices



Two (2) designated parking stalls plus ample visitor parking (Subject to LCP)



Attractive opportunity for business owners or investors

**GREAT  
NORTHERN**  
INDUSTRIAL PARK

[greatnorthernindustrialpark.com](http://greatnorthernindustrialpark.com)

### ILYA TIHANENOKS

Principal

604 260 1869

[ilya.t@avisonyoung.com](mailto:ilya.t@avisonyoung.com)

### GORD ROBSON\*

Principal

604 647 1331

[gord.robson@avisonyoung.com](mailto:gord.robson@avisonyoung.com)

*\*Personal Real Estate Corporation*

### RILEY STEPHEN

Sales Assistant

604 757 4924

[riley.stephen@avisonyoung.com](mailto:riley.stephen@avisonyoung.com)

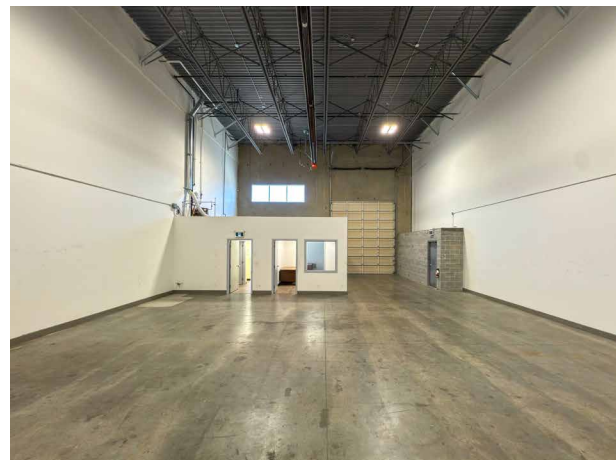
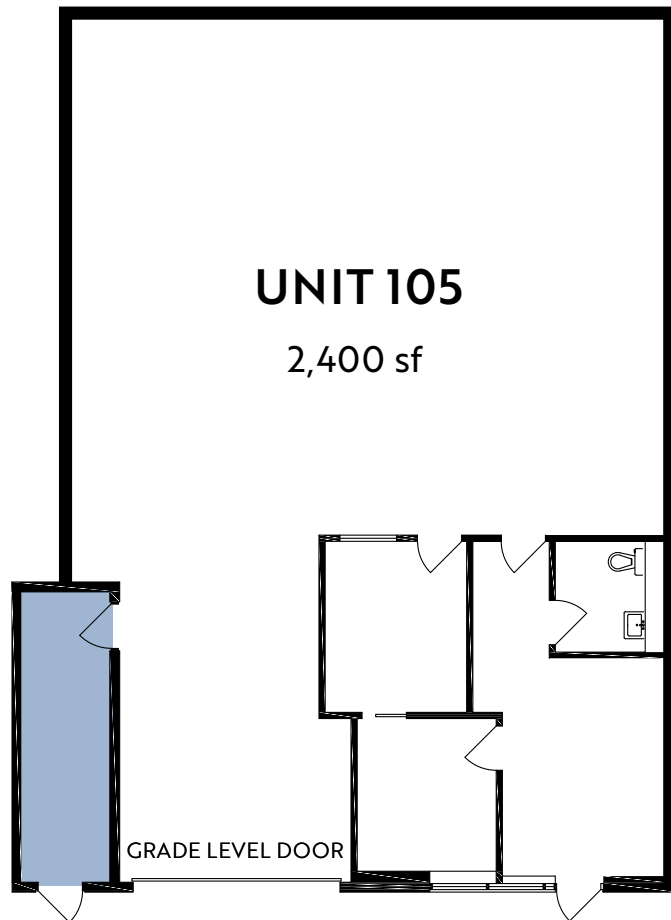
**CanFirst**  
CAPITAL MANAGEMENT

**AVISON  
YOUNG**

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