

# FOR SALE

2397 West Railway Street, Abbotsford, B.C.

## 4,452 SF FREESTANDING BUILDING WITH YARD



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# OPPORTUNITY

## Rare Freestanding Opportunity in Downtown Abbotsford

Presenting the opportunity to purchase a 4,452 SF freestanding building on a 0.29-acre lot. The property offers three access points, three grade-level loading doors, 15' clear ceiling heights, functional office space, and a secure storage yard. Located in the heart of Downtown Abbotsford's established automotive belt, the property benefits from excellent connectivity to South Fraser Way, Marshall Road, Highway 11, and the Trans-Canada Highway. Zoned Service Commercial (C4), the property supports a wide variety of uses including automotive sales, repair, and body shop, assembly, building supply, childcare indoor recreation, and more, making it an ideal fit for owner-users or investors in a high-demand area.

# HIGHLIGHTS



4,452 SF freestanding building on 0.29 acres



Three access points



Three grade loading doors



C4 - Service Commercial Zoning



Asking Price: \$3,000,000



# SALIENT DETAILS

Civic Address:	2397 West Railway Street, Abbotsford, B.C.
Legal Description:	LOT A (BJ348995) SECTION 15 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 7202
PID:	023-270-276
Improvements / Lot Size:	4,452 SF / 0.29 AC
Zoning:	<a href="#">C4 - Service Commercial Zone</a>
Allowable Uses:	Automobile body shop/repair/sales, assembly, building supply, childcare indoor recreation, recycling depot, etc.
Ceiling Clear Height:	15'
Power:	3-Phase
Loading Doors:	Three (3) grade
Property Access Points:	Three (3)
Construction:	Concrete Block
Year Built:	1976
Property Taxes:	\$18,463.73 (2024)
Asking Price:	\$3,000,000





FLOOR PLAN



WEST RAILWAY ST



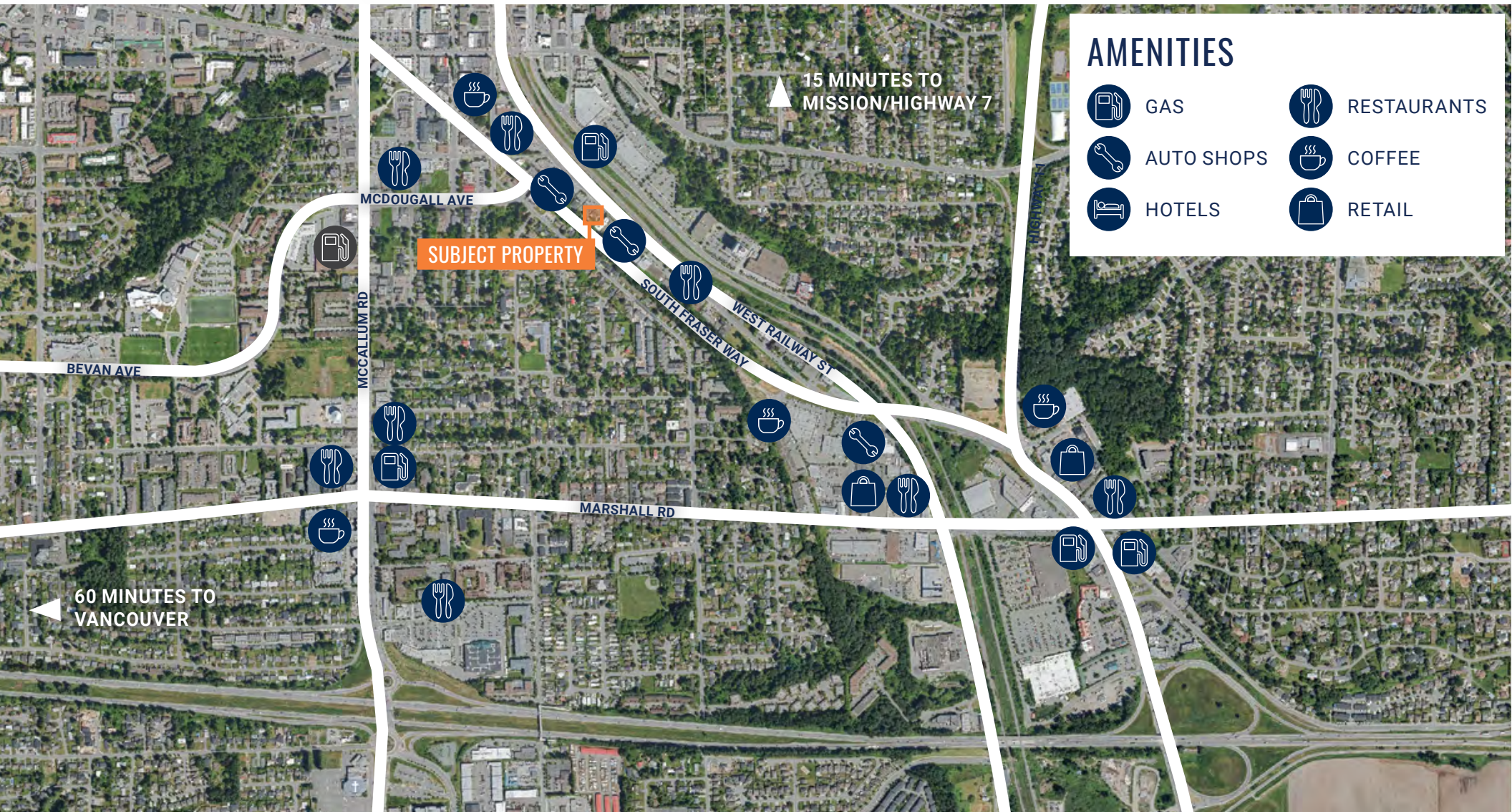
PROPERTY PHOTOS





# LOCATION OVERVIEW

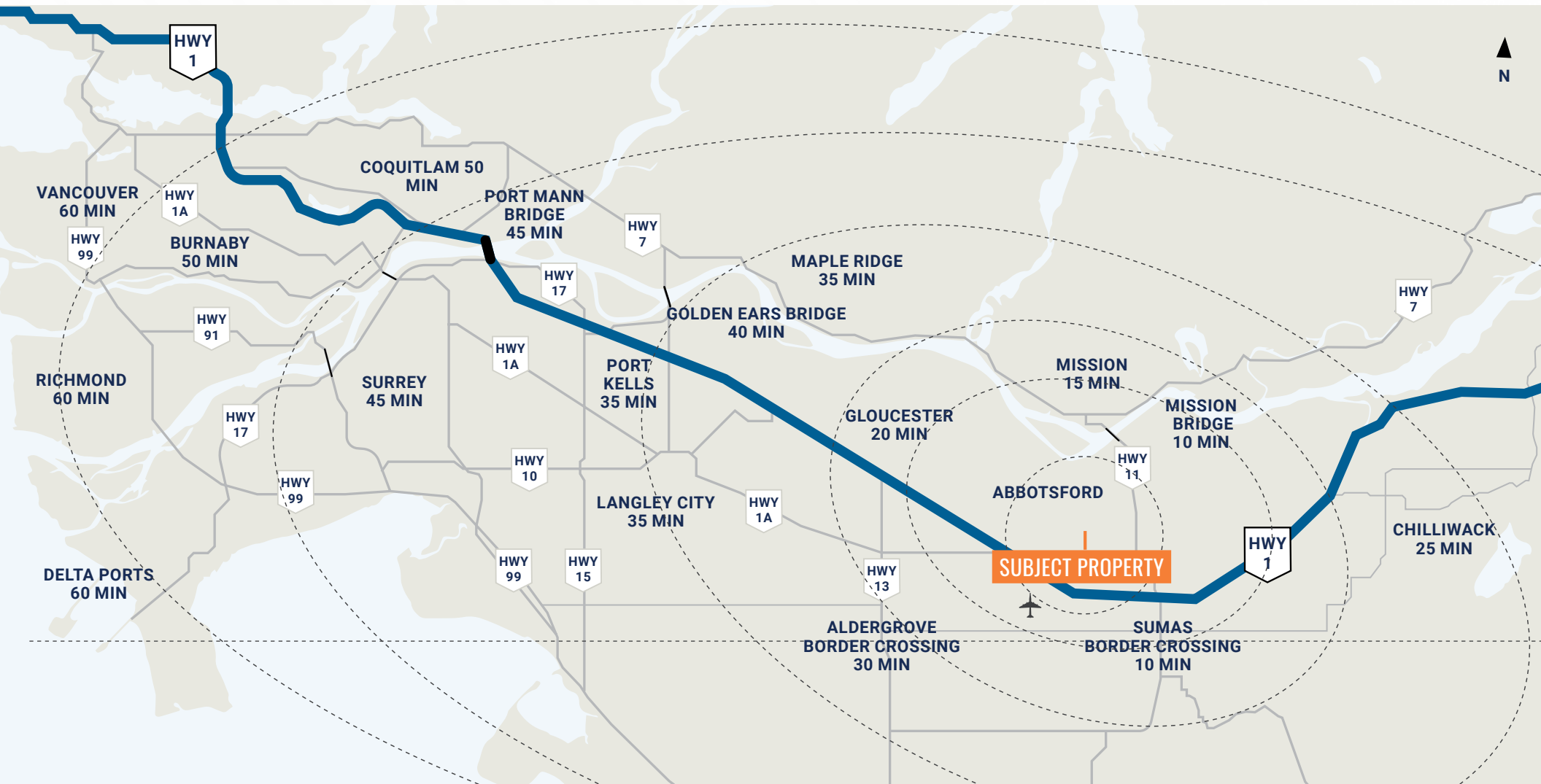
Strategically positioned along Abbotsford's thriving automotive belt, the property offers exceptional connectivity and convenience. Surrounded by a diverse mix of commercial amenities and synergistic businesses, the property benefits from a high-traffic location with excellent exposure. Its proximity to South Fraser Highway, Marshall Road, Highway 11, and the Trans-Canada Highway ensures seamless access to major transportation routes, making it an ideal location for automotive, service, or retail-oriented businesses looking to establish a strong presence in a dynamic commercial hub.





# DRIVE TIMES

The Downtown Abbotsford service commercial area boasts quick access to South Fraser Way, Marshall Road, Highway 11, and Highway 1. These major routes provide convenient travel to communities across the Lower Mainland, while the Abbotsford International Airport and nearby border crossings open up travel to communities and markets further afield. Ongoing infrastructure and transit improvements continue to improve travel across the Fraser Valley region.



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