

FOR SALE OR FOR LEASE

4,660 SF Freestanding Fully Fixtured Retail Building
1965 SUMAS WAY, ABBOTSFORD BC



Sangha & Bakke Real Estate Group

SHAUN SANGHA INGRID BAKKE

604.803.5000 | shaunsangha.sutton@gmail.com 604.729.5731 | ingridbakke@sutton.com

 **1st West Realty**

OPPORTUNITY

Excellent opportunity to own or lease a single-storey commercial building in Abbotsford's fast-growing commercial corridor near the Sumas Way freeway interchange. The property offers 4,660 sq. ft. of well-finished space, currently operating as a full-service restaurant with great visibility and access to major routes and the Sumas border.

Zoned C3 – Community Commercial, allowing for a wide range of uses including medical, dental, daycare, wellness centre, professional office, retail, fitness, or restaurant. Ideal for an owner-occupier to continue operating or rebrand the existing WINGS Restaurant, or repurpose the space for a new business concept.

AVAILABLE AREA

Building Size: 4,660 SF

**All areas are approximate and to be verified by the tenant/buyer*

LEASE RATE

Basic Rent: *Contact listing agent*

Additional Rent: \$20.70 PSF



SHAUN SANGHA

604.803.5000 | shaunsangha@gmail.com



1st West Realty

3012 Boundary Road, Burnaby, BC V5M 4A1

INGRID BAKKE

604.729.5731 | ingridbakke@sutton.com

ZONING

C3 – Community Commercial, allows for a wide range of uses, including retail stores, restaurants, personal services, offices, health and fitness studios, and entertainment or community-oriented facilities.

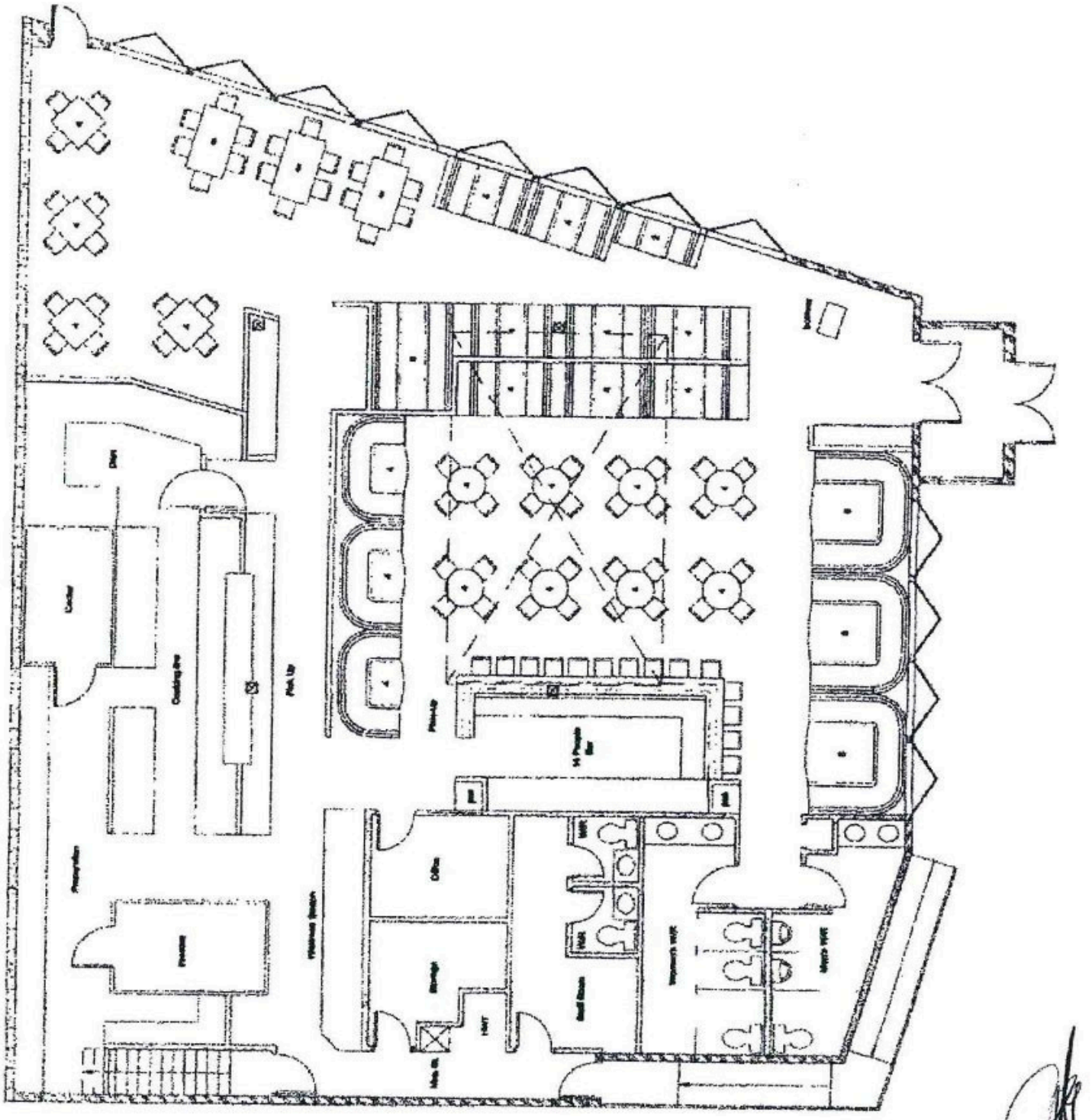
PROPERTY INFORMATION

Address	1965 Sumas Way, Abbotsford, BC V2S 4L5	
PID	011-427-027	
Zoning	C3: Community Commercial Zone	
Legal Description	Lot B, Section 14, Township 16, NWD Plan 78151	
Taxes (2025)	\$33,418.24	
Land Size	17,383 SF or 0.40 acres	
Building Size	Main Floor:	4,660 SF
	Underground Parking Level:	4,147 SF (approx.)
Parking	Underground stalls:	13
	Surface stalls:	26
	Additional stalls:	8
	Total Parking:	47



This document prepared by Ingrid Bakke is for advertising and general information only. The accuracy regarding any information, numbers, plans, drawings and such is not guaranteed, Tenants are responsible for inquiring the accuracy of and verifying all given material, terms, and conditions

FLOORPLAN



SHAUN SANGHA

604.803.5000 | shaunsangha@gmail.com

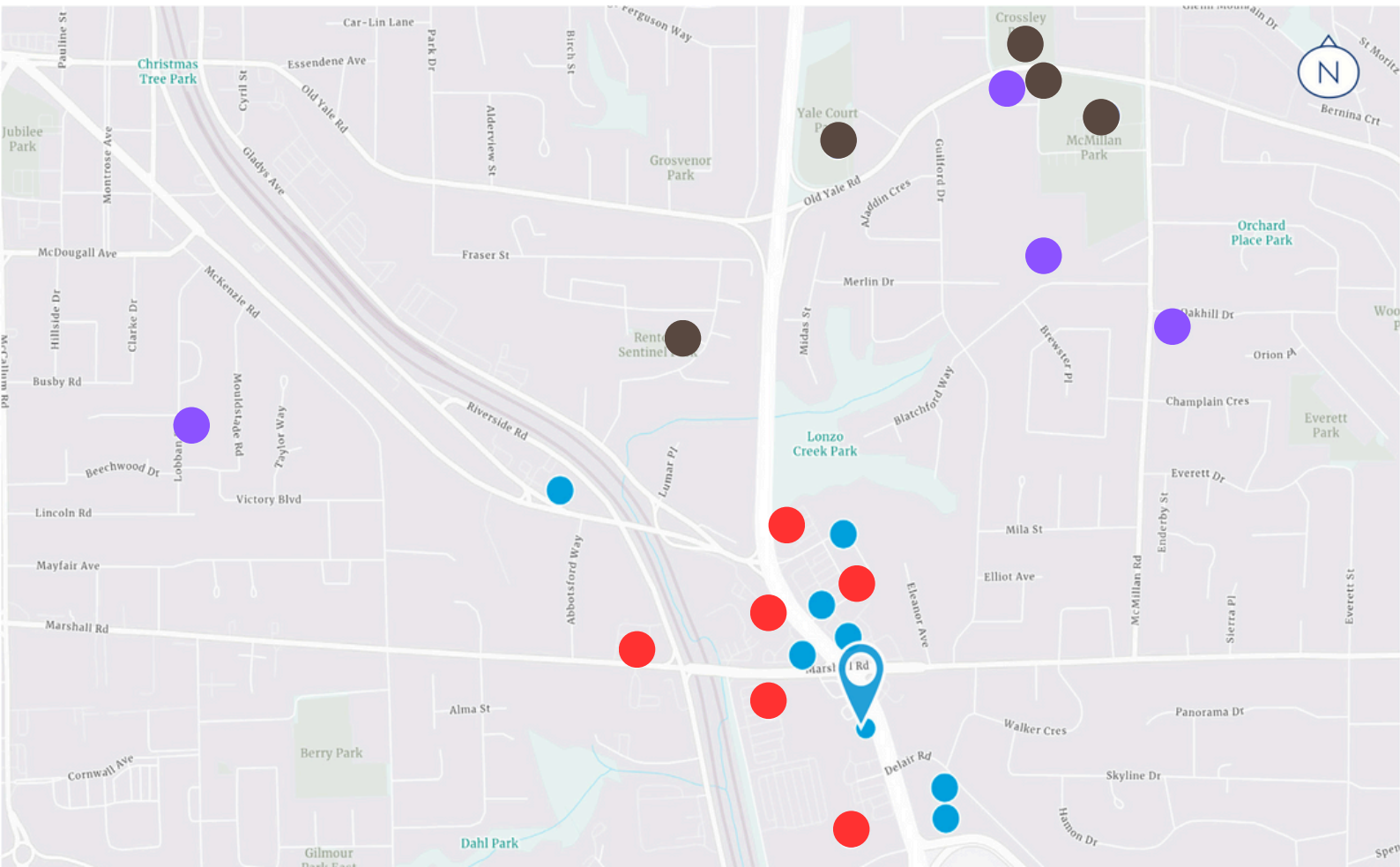
Sutton 1st West Realty

3012 Boundary Road, Burnaby, BC V5M 4A1

INGRID BAKKE

604.729.5731 | ingridbakke@sutton.com

LOCATION



● Retail

- Cactus Club Cafe
- S&L Kitchen & Bar
- The Old Spaghetti Factory
- McDonald's
- Subway
- A&W Canada
- The Keg Steakhouse + Bar

● Restaurants

- Cactus Club Cafe
- S=L Kitchen & Bar
- The Old Spaghetti Factory
- McDonald's
- Subway
- A&W Canada
- The Keg Steakhouse + Bar

● Schools

- McMillan Elementary School
- Alexander Elementary School
- WA Fraser Middle School
- Yale Secondary School

● Parks & Entertainment

- McMillan Park
- Crossley Park
- Renton Park
- Yale Court Park
- Abbotsford Recreation Centre

SHAUN SANGHA

604.803.5000 | shaunsangha@gmail.com



1st West Realty

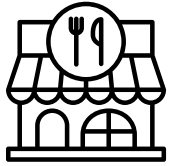
3012 Boundary Road, Burnaby, BC V5M 4A1

INGRID BAKKE

604.729.5731 | ingridbakke@sutton.com

LAND USE DESIGNATION

The property is designated C3 – Community Commercial Zone under the City of Abbotsford Zoning Bylaw. This zoning supports a wide range of commercial activities intended to serve surrounding neighbourhoods and the broader community.



While the building was originally constructed as a purpose-built restaurant, this use is fully permitted within the C3 zone. With minor interior modifications, the space could readily accommodate other compatible commercial operations.

Permitted uses under the C3 zoning include, but are not limited to:



- Medical and dental clinics
- Daycare centres and educational services
- Personal and professional offices
- Retail stores and service establishments
- Health and wellness facilities
- Restaurants, cafés, and take-out food services
- Fitness and recreational studios



The property's high-visibility location near the Sumas Way freeway interchange makes it especially well-suited for businesses seeking strong exposure and convenient access for both local and regional customers.



SHAUN SANGHA

604.803.5000 | shaunsangha@gmail.com

Sutton 1st West Realty

3012 Boundary Road, Burnaby, BC V5M 4A1

INGRID BAKKE

604.729.5731 | ingridbakke@sutton.com

530 – Community Commercial Zone (C3)

C3

Intent: To accommodate a wide range of commercial Uses that meet the needs of the community, in developments over 10,000 m2 in size

530.1 Permitted Uses (B/L 2454-2015, B/L 3159-2021; 3249-2022)

Permitted Uses Table for C3 Zone	
Principal Uses	
.1 Animal Hospital	.2
Apartment	.3 Assembly
AutomobileSales	.5 Brew-Pub
.6 Child CareCentre	.7 Civic
Use	.8 Coffee Shop
CommercialSchool	.10
CommunityService	.11 Drive
ThroughRestaurant	.12
Financial Institution	.13 Funeral
Parlour	.14 Garden Centre
	.15 Health Care Office
	.16 Indoor Recreation Facility
	.17 Liquor Store
	.18 Media Studio
	.19 Mobile Food Vendor
	.20 Non-Permanent Commercial
	.21 Off-Street Parking
	.22 Office
	.23 Personal Service Establishment
	.24 Pet Daycare
	.24A Printing Services
	.25 Pub
	.26 Restaurant
	.27 Retail
	.28 Tourist Accommodation
AccessoryUses	
.29 Home Occupation – Level 1	
.30 Boarding (B/L 3249-2022)	

530.2Site Specific Permitted Uses (B/L 3159-2021, 3562-2024)

.1 Outdoor Sports shall be a permitted use on the following Lot:

a. PID: 025-210-866

Legal Description:

Lot A NWD Plan LMP52259

Editorial Note

Known civically as: 36165 North Parallel Road

.2 Post-Secondary Institution shall be a permitted use on the C3 zoned portion of the following Lot:

a. PID: 027-158-250

Legal Description:

LOT A SECTION 10 TOWNSHIP 16 NEW WESTMINSTER DISTRICT
PLAN BCP31548

Editorial Note

Known civically as: 33780 King Road

530 – Community Commercial Zone (C3)

C3

530.3 Development Regulations

Development Regulations Table for C3 Zone	
Column I	Column II a. Floor Space Ratio – 1.3
.1 Density (maximum)	a. 3.0 m, except 0.0 m where abutting a C
.2 Minimum Setbacks (Interior Lot Line)	or I zone b. Storeys containing an Apartment – 4.5 m a. 3.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. 12.2 m or three Storeys, whichever is
.4 Height (maximum)	less
.5 Lot Coverage (maximum)	a. 50%

530.4 Subdivision Regulations

Subdivision Regulations Table for C3 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 4,047 m ²
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

530.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

530.6 Conditions of Use

- .1 An Apartment shall only be permitted when developed in conjunction with one or more Principal Use(s).
- .2 A portion of any Lot used for an Apartment Use shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas:
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .3 The ground floor of Buildings in the C3 zone shall be designed to meet BC Building Code standards for Commercial Uses.
- .4 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .5 An Apartment shall have all entrances, exits and lobbies entirely separated from those that access all other Uses.

Last modified December 3, 2024

530 – Community Commercial Zone (C3)

C3

- .6 Unenclosed storage shall be permitted for a Garden Centre use, subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. not be located within 3.0 m of an Exterior Lot Line;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - e. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .7 An Off-Street Parking Use shall not include parking for Commercial Vehicles.