

# COURT ORDERED SALE

A7 - 33733 King Road, Abbotsford, B.C.

NEW PRICE

## 2,423 SF STRATA INDUSTRIAL WAREHOUSE IN ABBOTSFORD



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# OPPORTUNITY

Presenting the opportunity to acquire a 2,423 SF strata industrial warehouse unit in one of Abbotsford's most established business districts. Located on King Road, this property offers convenient access to Highway 1.

The unit features 2,059 SF of ground floor space with 17'10" clear ceiling height, one grade-level loading door, a mezzanine and a private office, providing flexible space for a range of operations. Zoned I2 General Industrial, this property offers suitability for a wide range of industrial, logistics, and service-commercial uses, presenting both owner-occupiers and investors with an exceptional opportunity to secure a rare, well-located industrial asset in a resilient Fraser Valley market.



# HIGHLIGHTS



2,423 SF Industrial Strata Unit



Grade Loading Door



Easy Access to Highway 1

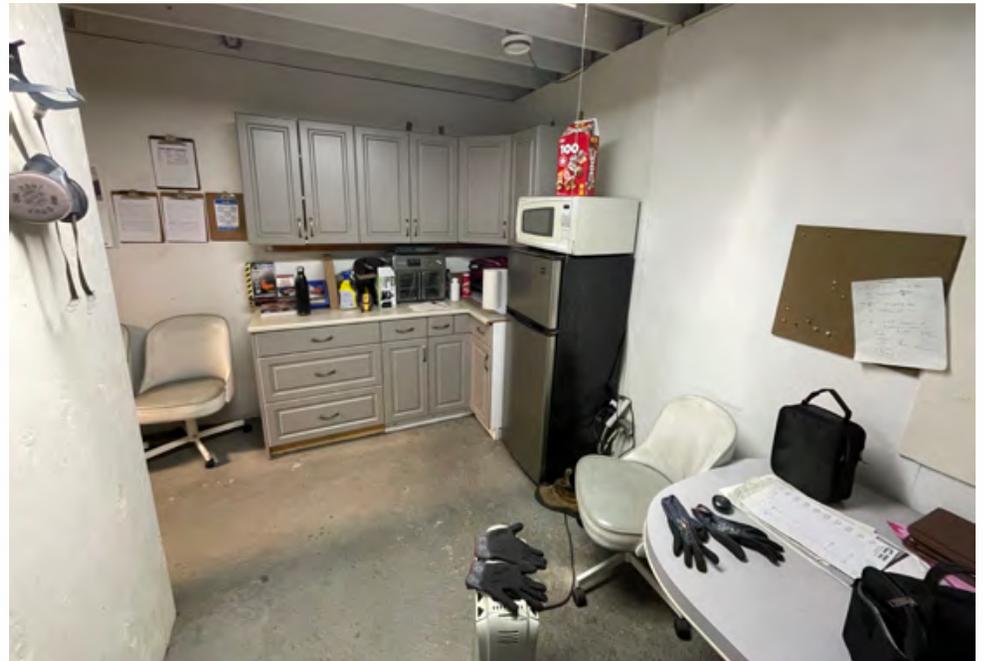


General Industrial Zoned (I2)



Asking Price: \$749,999

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# SALIENT DETAILS

|                               |  |
|-------------------------------|--|
| <b>Civic Address:</b>         | A7 – 33733 King Road, Abbotsford B.C.  |
| <b>Legal Description:</b>     | Strata Lot 5, Section 15, Township 16, New Westminster District, Strata Plan NW891, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1. The land herein, by virtue of Section 61 of the Condominium Act, is now known as Strata Lot 5, Section 15, Township 16, New Westminster District, Strata Plan LMS927 (with Strata Plans NW891 and LMS833), together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1. |
| <b>PID:</b>                   | 018-333-389  |
| <b>Total Area (SF):</b>       | Ground Floor Warehouse/Office: 2,059 SF<br>Mezzanine: 364 SF<br><b>Total: 2,423 SF</b>   |
| <b>Ceiling Clear Height:</b>  | 17' 10"  |
| <b>Loading Doors:</b>         | 1 Grade (10' x 14')  |
| <b>Power:</b>                 | 125A - 120/208V - 3 Phase  |
| <b>Construction Type:</b>     | Concrete Block   |
| <b>Year Built:</b>            | 1977   |
| <b>Monthly Strata Fees:</b>   | \$430/month  |
| <b>Property Taxes (2025):</b> | \$7,889.39   |
| <b>Zoning:</b>                | I2 – General Industrial  |

**Asking Price**      **\$749,999**

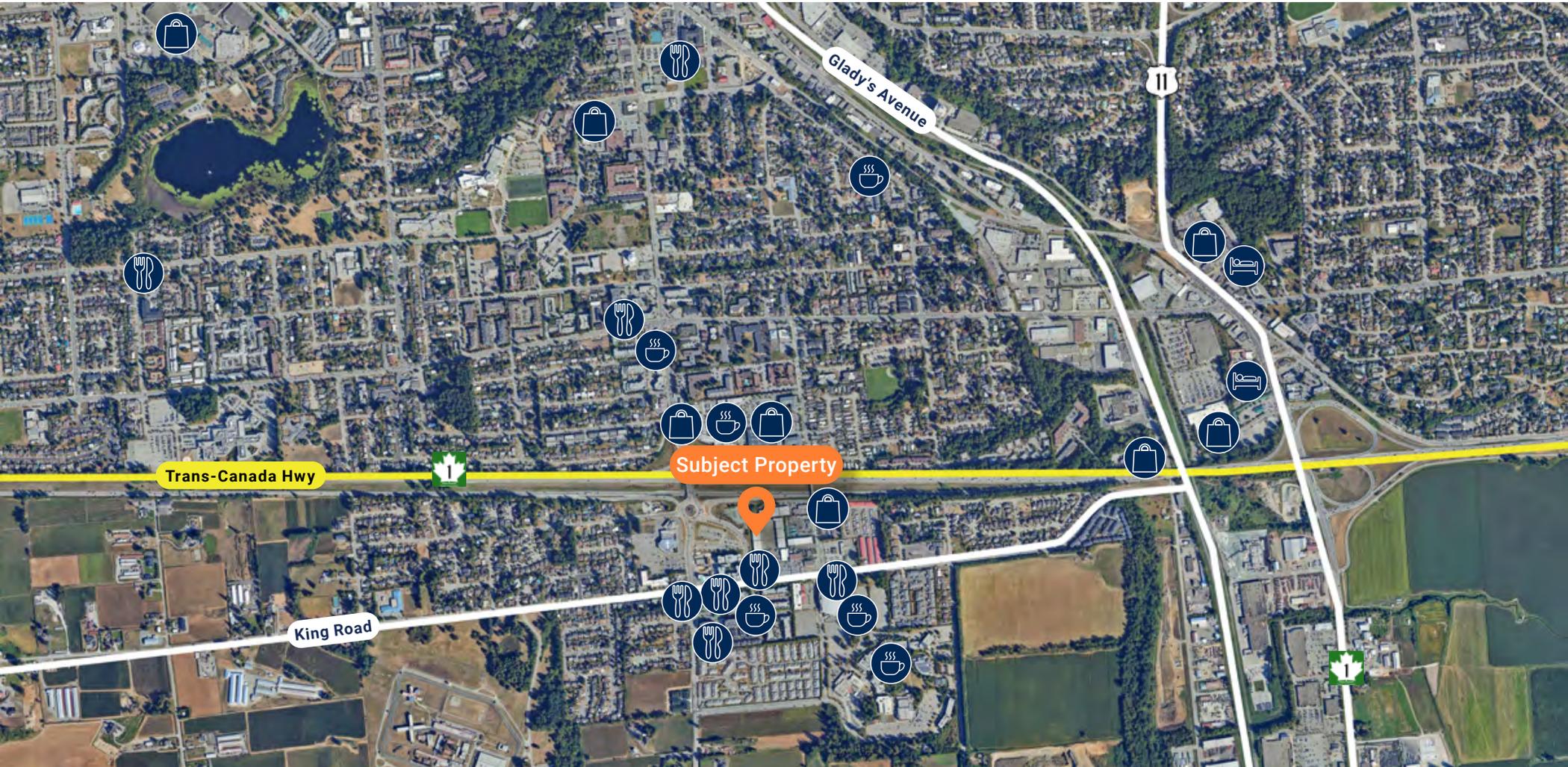
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# LOCATION OVERVIEW

Located in the well-established King Road Industrial Park, this property is close to the University of Fraser Valley, the Abbotsford Centre, and diverse retail and service options along South Fraser Way and McCallum Road. Strategically positioned within a rapidly growing commercial and industrial area, it offers excellent regional connectivity with access to Highway 1 and Highway 11, supporting efficient operations and strong regional connectivity throughout the Fraser Valley.

| AMENITIES   |   |
|---|---|
|  Gas     |  Restaurants |
|  Transit |  Coffee      |
|  Hotels  |  Retail      |



# Marcus & Millichap

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