

33719 ESSENDENE AVENUE,
ABBOTSFORD BC

Freestanding Building in Downtown Abbotsford

For Sale by Court Order



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The Opportunity

Colliers is pleased to present the opportunity to acquire **33719 Essendene Avenue, Abbotsford, BC** (the “Property”). Centrally located in Historic Downtown Abbotsford, the Property offers a versatile opportunity for both owner-users and investors, with the option to utilize the existing commercial building or pursue future redevelopment supported by its prime location and flexible zoning.

Key Highlights



Flexible Use Options: Ideal for owner-users seeking retail, office, or studio space in a high-visibility location, as well as investors pursuing a value-add opportunity



Improvement Opportunity: Current building improvements allow any user or investor to immediately implement their plans for finishing the space to their desired requirements, reducing both cost and time



Prime Location: Located in the heart of Abbotsford’s historic downtown core, the building benefits from high foot and vehicle traffic, which supports retail, service, food or other customer-facing businesses



Zoning: C7 (Historic Downtown Commercial / Mixed-Use), permitting a diverse mix of uses such as retail, office, restaurant, financial services, recreation, and more



Property Overview

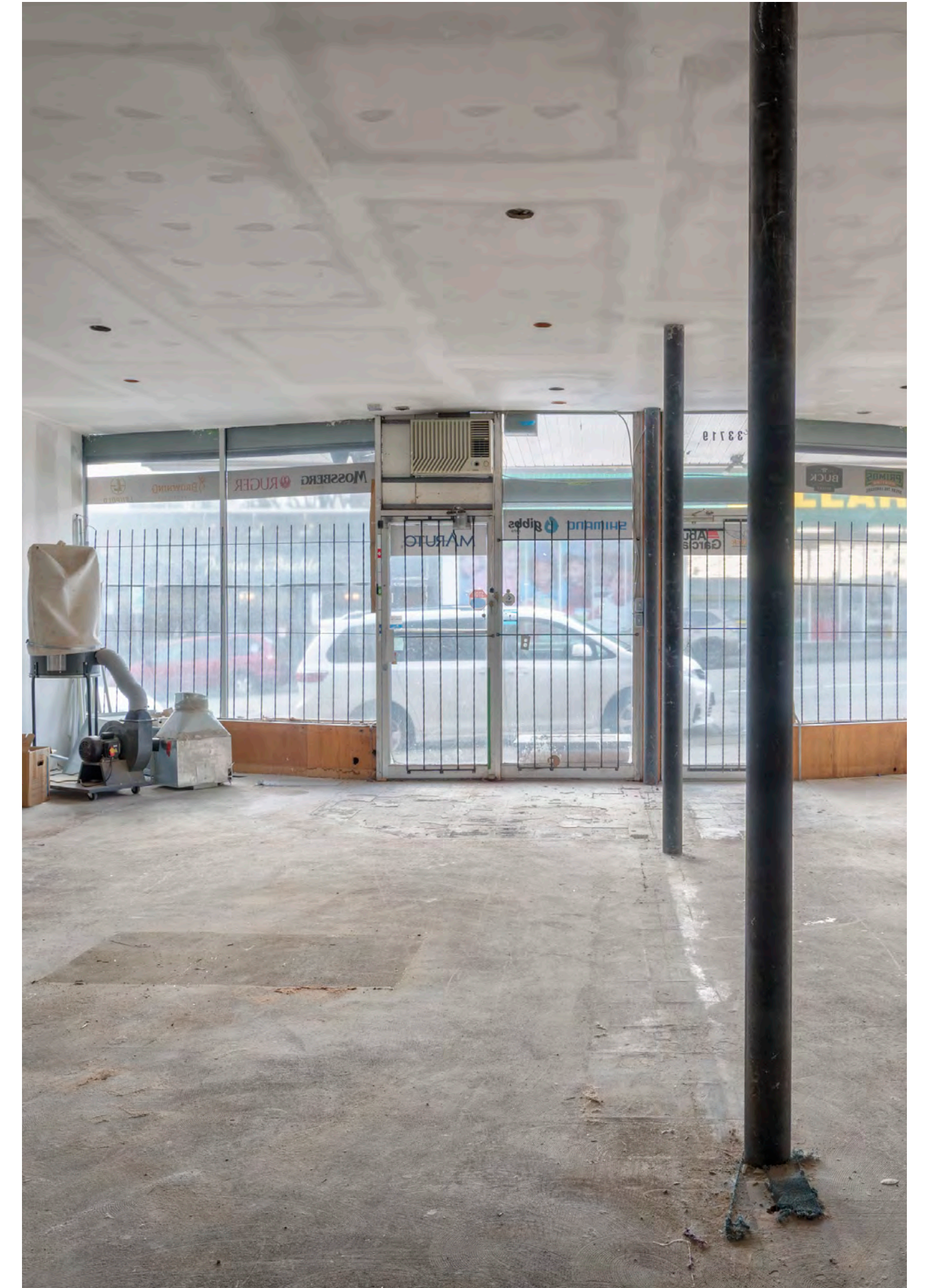


33719 Essendene Avenue, Abbotsford

Legal Description	011-567-961; LOT 3 EXCEPT: NORTH 15 FEET (PLAN WITH BYLAW FILED A19339), BLOCK 34 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 464A
Property Type	Freestanding building
Property Size	3,150 SF
Building Size	± 4,809 SF
Year Built	1961
Zoning	C7 - Historic Downtown Commercial Zone
Gross Tax (2025)	\$18,525.94
Improvements	The Property is improved with a single-storey building featuring a basement. The site is currently undergoing upgrades, including new washroom provisions, roughed-in lighting, and updated dry-wall. The Property is currently vacant.
Neighbourhood Community Plan	Historic Downtown
Asking Price	\$2,149,000.00

Photo Gallery

Interior Photos



Location Overview

The subject property is centrally positioned along Essendene Avenue in the heart of Historic Downtown Abbotsford, one of the city's most established and character-rich commercial districts. This prime location offers excellent visibility and steady foot and vehicular traffic, benefiting from a vibrant streetscape anchored by local retailers, cafés, restaurants, and personal service businesses. Situated within Abbotsford's walkable downtown grid, the site enjoys convenient access to a diverse mix of amenities, including boutique shops, professional services, community facilities, and daily-needs retailers, all contributing to a strong and consistent customer base.

The surrounding area features a blend of long-standing residential neighbourhoods and newer multifamily developments, supporting a steadily growing population and increasing demand for commercial offerings. The property is well served by public transit, with bus routes operating throughout the downtown core and linking seamlessly to broader municipal and regional networks. In addition, the site offers efficient connectivity to major transportation routes, including South Fraser Way, McCallum Road, and Highway 1, ensuring convenient access for both local and regional traffic. Altogether, this location provides a highly connected, established, and strategically positioned setting ideal for current commercial use and well-suited for future redevelopment opportunities within Abbotsford's evolving urban core.



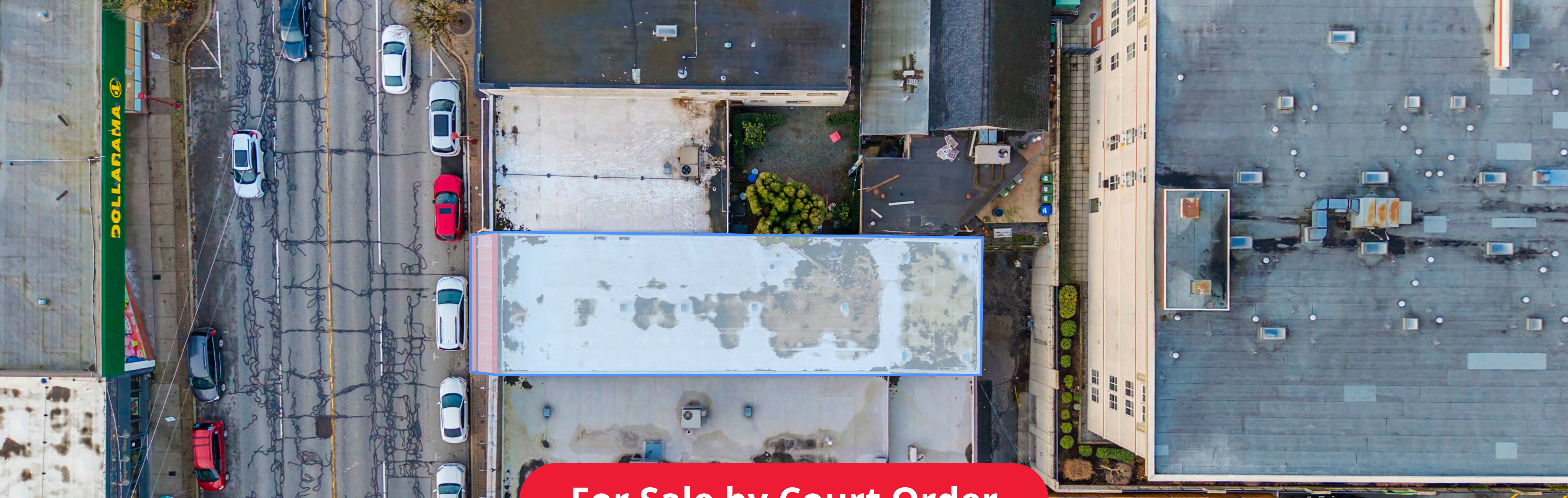
Aerial



Photo Gallery

Neighbourhood Photos





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