

FOR SALE

Unit 115 - 1471 Riverside Road

Abbotsford, BC

4,818 sf brand-new industrial strata unit with excellent exposure along Riverside Road, just off Highway 1 in Abbotsford's Sumas industrial area, offering a strong investment opportunity



**Subject
Property**

FULLY LEASED INVESTMENT OPPORTUNITY

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**AVISON
YOUNG**

Opportunity

Avison Young is pleased to present the opportunity to acquire a brand new, fully leased industrial strata unit in Abbotsford's newest development.

Leased to a local business on a long term basis, this opportunity is well-suited for an investor looking to enter the market with a low-maintenance, care free investment.



Unit details

UNIT BREAKDOWN

| | |
|--------------|-----------------|
| Warehouse | 3,875 sf |
| Mezzanine | 943 sf |
| Total | 4,818 sf |

CONSTRUCTION

Insulated concrete tilt-up

ZONING

I2 General Industrial

PID

032-600-283

LEGAL DESCRIPTION

STRATA LOT 4, PLAN EPS9608, SECTION 10, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LEASE TERM

5 year lease commencing September 1, 2026 with an option to renew

NET INCOME AND LEASE DETAILS

Please contact listing agents










PRICING

\$2,095,830 (\$435 psf)

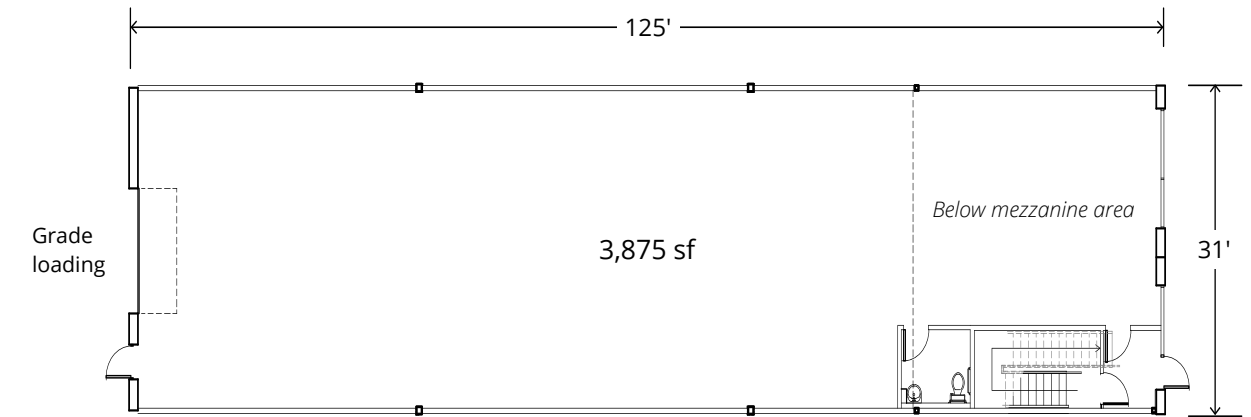
Location

Conveniently located in East Abbotsford, this unit offers a prime position just south of Highway 1 (Trans-Canada Highway) and west of Highway 11 (Sumas Way). This strategic location provides seamless access to major arterial routes, Abbotsford International Airport, the Sumas U.S. border crossing, and surrounding communities throughout the Fraser Valley.

Unit highlights

-  One (1) grade-level loading door (12' x 14')
-  26' clear ceiling height in the warehouse
-  200 amps, 600 volt, 3-phase electrical service
-  500 lbs psf warehouse floor load capacity and 100 lbs psf mezzanine floor load capacity
-  Excellent exposure, signage and corporate branding opportunity
-  ESFR sprinkler system
-  Six (6) parking stalls
-  High-efficiency LED lighting and a skylight (6' x 6') to provide natural light
-  Gas-fired unit heater

Unit plan



Ground level area

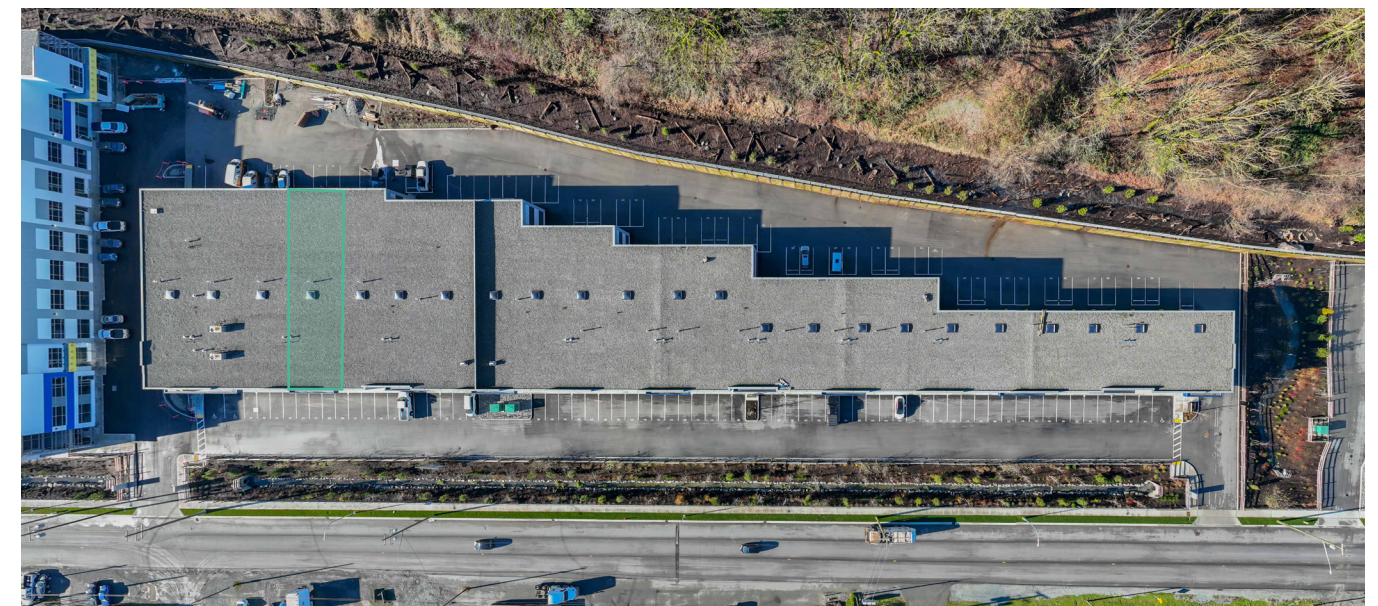
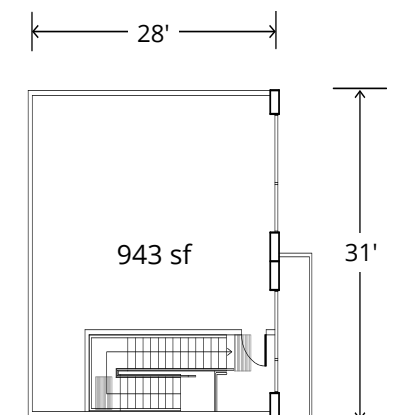
About the tenant

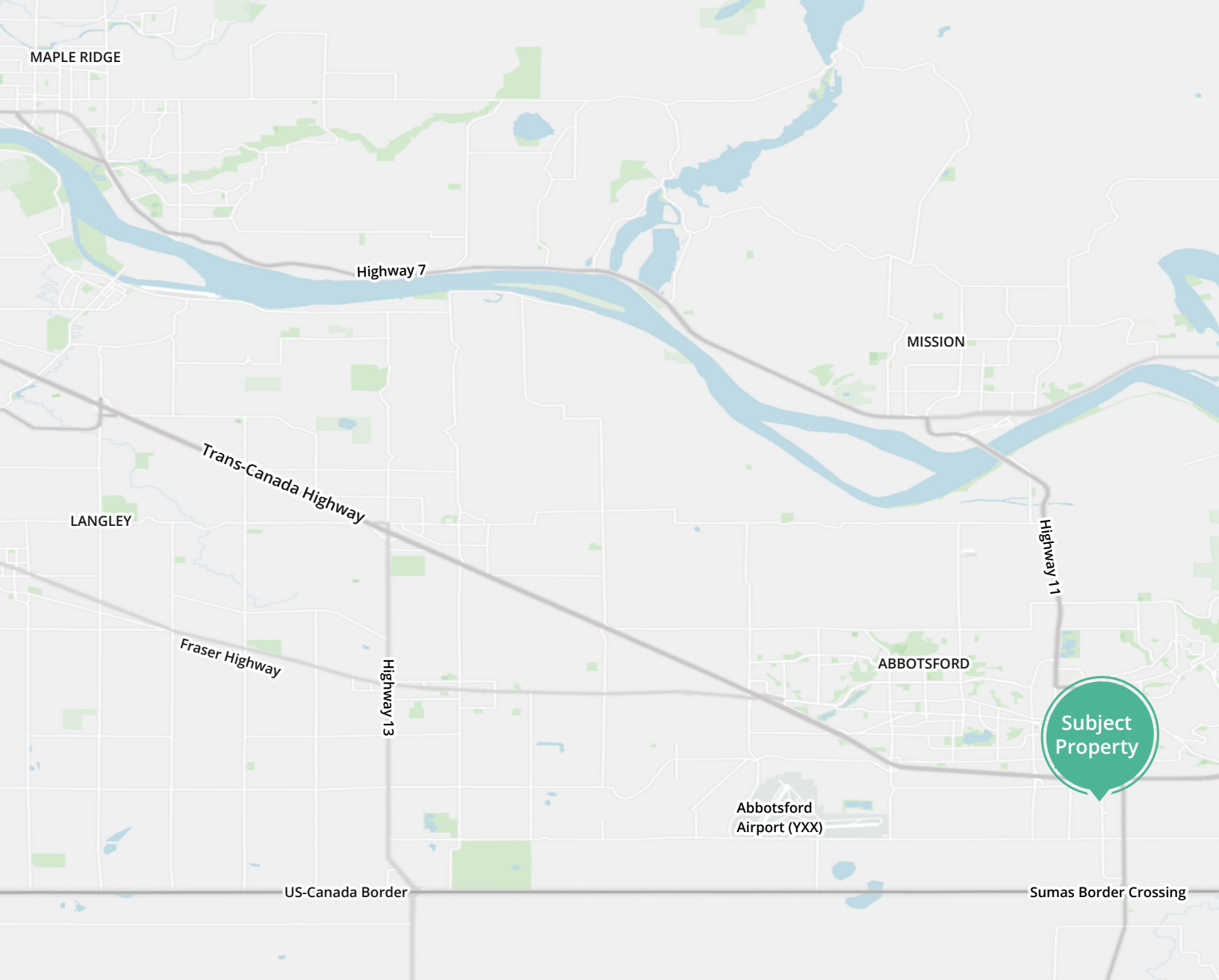


Roamify Campers is a Canadian company specializing in lightweight, durable truck canopy campers designed for weekend adventures. As one of Canada's leading canopy camper brands, they take pride in being proudly Canadian, designing, engineering, and developing all of their products in house. Roamify delivers some of the highest quality products in the industry.

Learn more: <https://roamifycampers.com>

Mezzanine area





Drive times

01 minute to Highway 11

01 minute to Highway 1

01 minute to Sumas/US Border Crossing

09 minutes to Abbotsford International Airport

10 minutes to Fraser Highway

15 minutes to Mission Bridge

18 minutes to Mission

30 minutes to Port Mann Bridge

01 hour to Downtown Vancouver

Contact for more information

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