

FOR SALE OR LEASE

RARELY AVAILABLE RESTAURANT/OFFICE/RETAIL OPPORTUNITY

5814 RIVERSIDE STREET, MATSQUI VILLAGE/ABBOTSFORD BC

3,120 SF | FLEXIBLE COMMERCIAL ZONING | HIGH-EXPOSURE "MAIN STREET" LOCATION



Matthew Syberg-Olsen

Associate, Industrial

(604) 449-4611

Matthew.sybergOlsen@MarcusMillichap.com

Boe Iravani*

Senior Director, Industrial

(604) 675-5253

Boe.Iravani@MarcusMillichap.com

**Personal Real Estate Corporation*

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, BC V6E 4M3

(604) 638-2121

OPPORTUNITY

Marcus & Millichap is pleased to offer the opportunity to purchase 5814 Riverside Street, located in Matsqui Village, between Mission and Abbotsford.

Rare Opportunity

With commercially zoned properties in historic Matsqui Village numbering in the single digits, this asset offers the purchaser a unique opportunity to establish a retail, restaurant or service business with potential to become a destination or community-hub.

High Exposure

This corner property is a focal point of the village's "Main Street" and Abbotsford's Traffic Data Program estimates exposure to roughly 4500 vehicles per day (VPD), with nearby Highway 11 seeing approximately 25,000 VPD. The property is also located next to the community's premiere child-care facility, guaranteeing additional daily exposure.

Capital Improvements

Membrane roofing and foundation are less than 10-years old. Building and mechanical systems meticulously maintained.

OFFERING HIGHLIGHTS



Possession
Immediate



Parking
8 on-site parking stalls and ample street parking



Zoning
C-1 (Local Commercial) allows for a wide variety of commercial uses such as child-care, health care, indoor recreation, office, restaurant/coffee shop and retail



Flexible Layout
Currently configured as a restaurant and a small office, the building can be demised for a variety of commercial uses



Liquor License
Possibility of Liquor License transfer



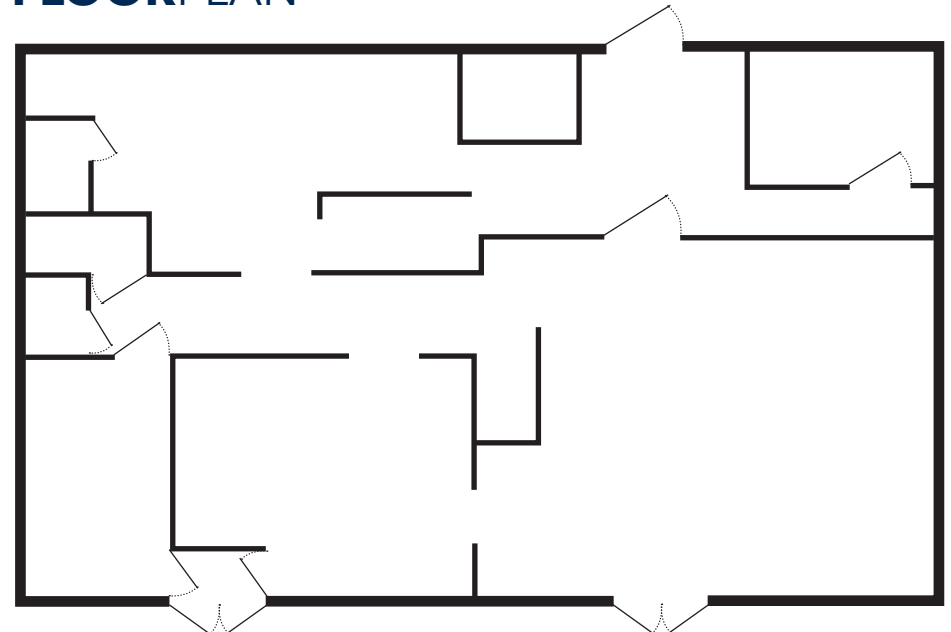
Asking Price
\$1,600,000 \$1,399,000



Lease Detail
Basic Rent: \$17.50/SF
Additional Rent: \$3.09/SF (2025 est.)



FLOORPLAN



*All measurements are approximate and not to scale



LOCATION OVERVIEW

The subject property is located in the center of historic Matsqui Village, equidistant to Mission and Abbotsford, just off Highway 11. Known for its heritage charm, it is a family-focused community, currently home to about 3,000 people. It retains its small-town feel, while being less than 10-minutes' drive from either Mission or Abbotsford. Both Mission and Abbotsford are quickly growing communities with estimated populations of roughly 47,000 and 180,000 respectively.

BUILDING DETAILS

Address	5814 Riverside Street, Matsqui Village/Abbotsford BC
PID	009-097-660
Building Size	3,120 SF
Ceiling Height	8'6"
Electrical Service	Single Phase 120/240V/100A
Taxes (2025)	\$7,650.00





DASMESH PUNJABI
SCHOOL

SUBJECT PROPERTY



GRACE AVE

MATSQUI
COMMUNITY HALL

ST OLAF AVE

MÁTHXWI
ELEMENTARY
SCHOOL

GEORGE AVE

WALLACE ST

ABBOTSFORD MISSION HWY

ELIZABETH AVE

RIVERSIDE ST

CANADA
POST

CENTEX

HARRIS RD

Marcus & Millichap

MISSION



VANCOUVER
DRIVE TIME 1H 15MIN (72KM)

CHILLIWACK
DRIVE TIME 40MIN (32KM)



FRASER RIVER

MATSQUI VILLAGE

ABBOTSFORD



ALDERGROVE BORDER
DRIVE TIME 35MIN (16.5KM)

SUMAS BORDER
DRIVE TIME 21MIN (8KM)



5814 RIVERSIDE STREET | MATSQUI VILLAGE/ABBOTSFORD

Marcus & Millichap

Matthew Syberg-Olsen

Associate, Industrial

(604) 449-4611

Matthew.sybergOlsen@MarcusMillichap.com

Boe Iravani

Personal Real Estate Corporation

Senior Director, Industrial

(604) 675-5253

Boe.Iravani@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, BC V6E 4M3

(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.