

**AVISON
YOUNG**



**FRASER
RIDGE**

For Sale

FRASER RIDGE

33555 SOUTH FRASER WAY, ABBOTSFORD, BC

Rare opportunity to acquire a 69-unit concrete rental building with over 11,000 sf of commercial at grade in Abbotsford, BC

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FRASER RIDGE

33555

SOUTH FRASER WAY

ABBOTSFORD, BC

OPPORTUNITY

Avison Young & Stonehaus are pleased to present Fraser Ridge, located at 33555 South Fraser Way, Abbotsford, BC (the "Property"). Fraser Ridge is a 12-storey concrete rental apartment building with 69 residential units above 11 commercial retail units at ground level. The property has been professionally managed and well maintained by the current ownership. Close to \$1M has been spent on capital improvements, including a newly renovated lobby and upgrades to the above-ground parking infrastructure.

As an investment, Abbotsford's robust economic growth, combined with its proximity to Vancouver, makes it an ideal location for both short-term rental income and long-term property value appreciation. The city has seen significant development in recent years, attracting new businesses and residents, which has further bolstered the demand for rental housing. With its growing infrastructure, expanding population, and strong rental market, Abbotsford represents an excellent opportunity for investors seeking both stability and growth.

This offering provides a rare opportunity to acquire one of the few concrete rental apartment buildings in Abbotsford, a market that continues to have limited availability in the multi-family sector.



PROPERTY DETAILS

PROPERTY NAME			
Fraser Ridge			
PROPERTY ADDRESS			
33555 South Fraser Way, Abbotsford, BC			
PID			
009-039-988			
LEGAL DESCRIPTION			
Lot 41 of District Lot 48, Group 2, and Section 21, Township 16, New Westminster District, Plan 29327			
LOT SIZE			
46,347 sf (1.06 acres)			
ZONING			
CHR (Commercial High Rise Zone)			
OCP DESIGNATION			
Urban Centre - Mixed Use			
STOREYS			
12			
BUILDING SIZE			
Residential	55,585 sf		
Commercial	11,092 sf		
Total	66,677 sf		
YEAR BUILT			
1969			
STRUCTURE			
Concrete			
UNITS			
69 Residential 11 Commercial			
SUITE MIX			
Bach	4	Commercial	11
1 Bed	40		
2 Bed	21		
3 Bed	4		
Total	69		
STORAGE LOCKERS			
68 full sized lockers			
PARKING			
Covered secure stalls			26
Surface stalls			7
Commercial stalls for employees			7
Customer stalls			19
Total parking stalls			59
FINANCING			
Clear title			
SALE STRUCTURE			
Asset sale			
STABILIZED NET OPERATING INCOME			
\$584,806			
PRICING GUIDANCE			
\$16,500,000			

INVESTMENT HIGHLIGHTS



1.00% VACANCY RATE in Abbotsford resulting in a limited amount of rental housing inventory in one of the faster growing markets in the Lower Mainland



SIGNIFICANT POTENTIAL for rental upside in both residential and commercial units.



ONE OF THE FEW concrete rental towers in the Fraser Valley



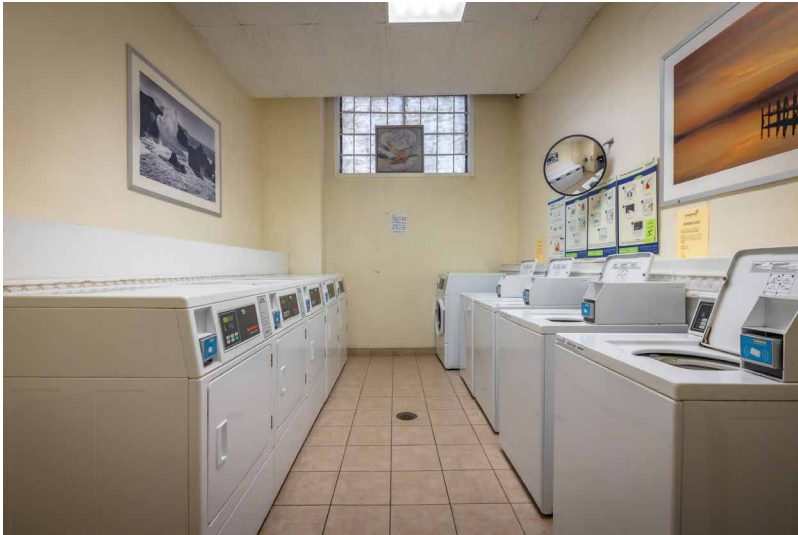
AMPLE PARKING available on site.



CLOSE TO \$1M spent on capital upgrades



CENTRAL LOCATION providing quick access to the main arterial roads, Highway 1, public transit, and a wide range of amenities.



UNIT SUMMARIES

RESIDENTIAL

Unit Type	# of Units	Unit Breakdown	Avg Size	Avg Actual Rent	Avg Actual Rent PSF
Bachelor	4	6%	448 sf	\$849	\$1.89
1-Bed	40	58%	679 sf	\$983	\$1.45
2-Bed	21	30%	1,035 sf	\$1,221	\$1.17
3-Bed	4	6%	1,219 sf	\$1,834	\$1.50
Total	69	100%	806 sf	\$1,097	\$1.36

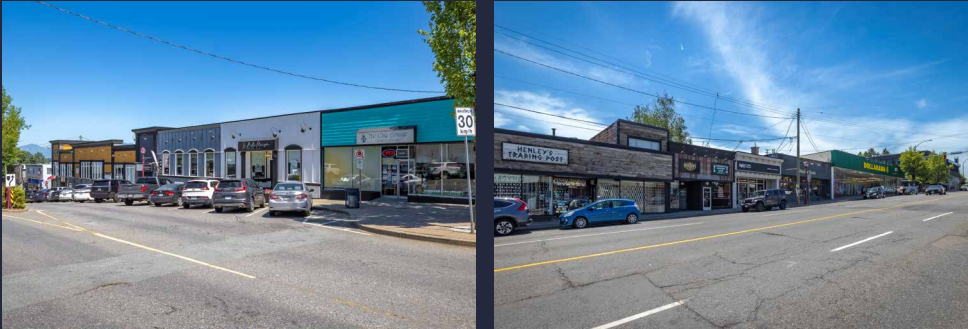
COMMERCIAL

Unit	Commencement Date	Term	Expiry Date	Renewal Options	Leasable Area	Current Gross Rent PSF	Current Gross Monthly Rent	Current Gross Annual Rent
1-4	2019-09-01	MTM	N/A	N/A	3,425 sf	\$8.50	\$2,426	\$29,112
5	2023-12-01	3 years	30-Nov-26	N/A	685 sf	\$19.00	\$1,085	\$13,015
6	2020-11-01	5 years	31-Oct-25	N/A	1,691 sf	\$15.50	\$2,184	\$26,208
7	2024-06-01	2 years	31-May-26	1 x 5 years	1,266 sf	\$14.00	\$1,477	\$17,724
8	2022-08-01	5 years	31-Jul-27	2 x 5 years	474 sf	\$22.00	\$869	\$10,428
9	2021-06-01	5 years	31-May-26	N/A	456 sf	\$13.16	\$500	\$6,000
10-11	2021-06-01	5 years	31-May-26	N/A	3,095 sf	\$16.75	\$4,320	\$51,841
Total					11,092 sf	\$13.91	\$12,861	\$154,329

**All commercial leases are gross*

LOCATION

This Property is in the heart of a thriving, well-connected neighborhood. Just minutes from Highway 1, residents have quick access to Vancouver, Langley, and Chilliwack. The area is rich with amenities, including the Sevenoaks Shopping Centre, providing a variety of retail stores, dining options, and a fitness center. For outdoor enthusiasts, Mill Lake Park is nearby, offering walking trails, playgrounds, and picnic areas. The Property is also within walking distance of quality schools, healthcare facilities like the Abbotsford Regional Hospital, and public transit options. With its central location and surrounding conveniences, this is a prime area for both living and investment.



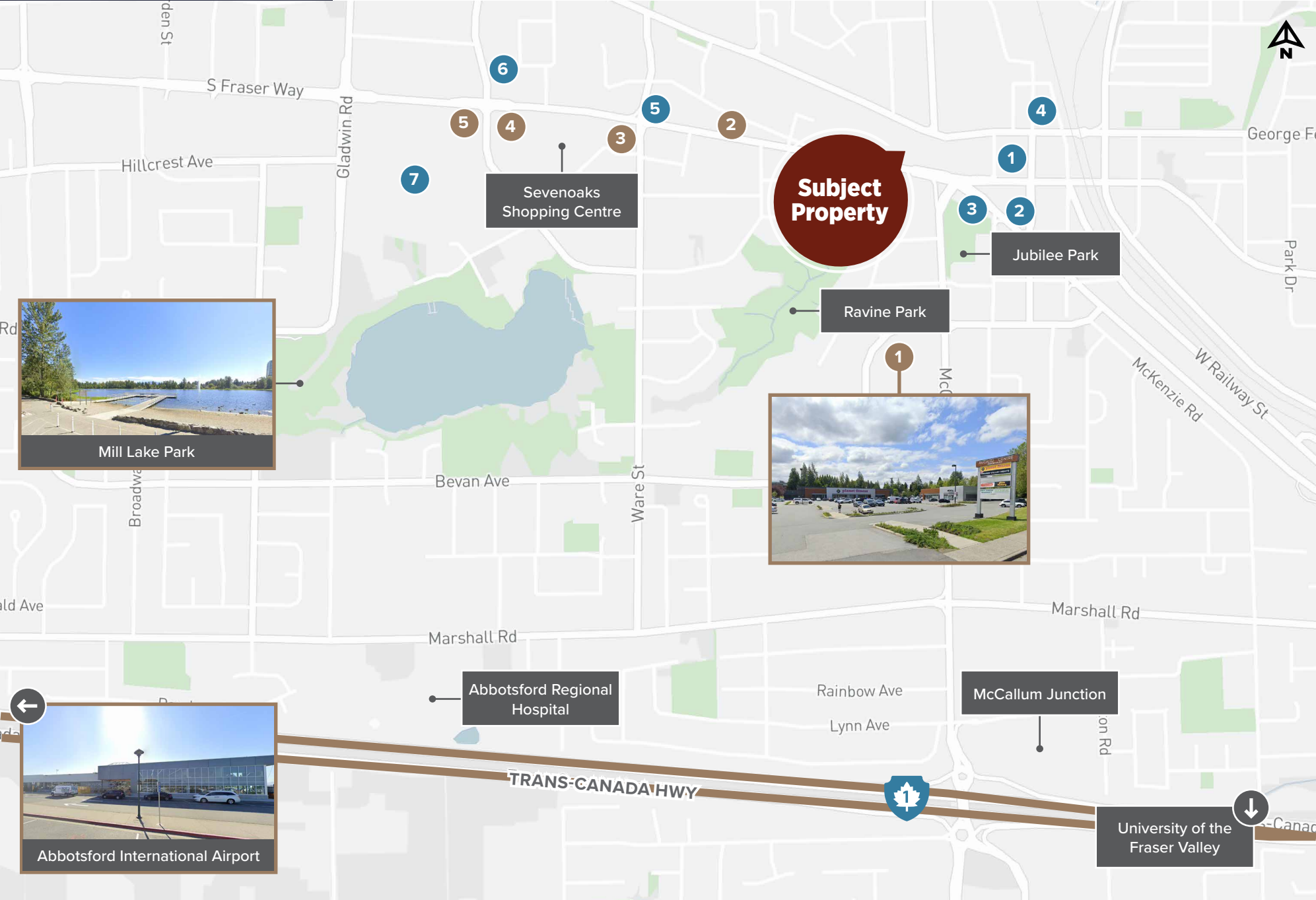
AMENITIES

- SHOPPING**
- 1. McCallum Centre
 - 2. Little Green Apple
 - 3. Ware Food Market
 - 4. BMO Bank of Montreal
 - 5. CIBC Branch with ATM

- RESTAURANTS & CAFÉS**
- 1. Oldhand Coffee
 - 2. Bow & Stern
 - 3. Banter Ice Cream
 - 4. Ann Marie's Cafe
 - 5. White Spot
 - 6. McDonald's
 - 7. A&W Canada

DRIVE TIMES

- Abbotsford Regional Hospital
6 MINUTES
- University of the Fraser Valley
8 MINUTES
- Abbotsford International Airport
14 MINUTES



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