

FOR SALE & LEASE #230 – 34077 GLADYS AVE • ABBOTSFORD • BC

CDW



CDW
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COMMERCIAL REAL ESTATE

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501 – 889 Pender Street, Vancouver, BC

REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.





A MODERN REDESIGN WAS BROUGHT TO THIS DISTINCTIVE ABBOTSFORD BUILDING - The Mill Tower - approximately 10 years ago in the DowntownCore and you have a chance to be the first business to occupy this impressive 2nd floor space! Parking is ample with approximately 40+ surface stalls available to employees & visitors and access to central Abbotsford and multiple Highway 1 exits are only minutes away. Still in partial shell phase, this unit has had the demising walls installed, is now fully drywalled and carpet tiles have been laid down - it's looking for a new Owner to come and finish what's left to make this their businesses new home!



FOR SALE SECOND FLOOR ABBOTSFORD, BC OFFICE BUILDING

2383 SF

SALE PRICE:
\$1,499,000

SALE TYPE:
ASSET - STRATA

STRATA FEE:
\$1,792.89 MONTHLY

AVAILABILITY:
IMMEDIATELY

MLS NUMBER:
C8078681

ZONING:
CSC- SECONDARY
COMMERCIAL ZONE

FOR LEASE
SECOND FLOOR
ABBOTSFORD, BC
OFFICE BUILDING

2383 SF

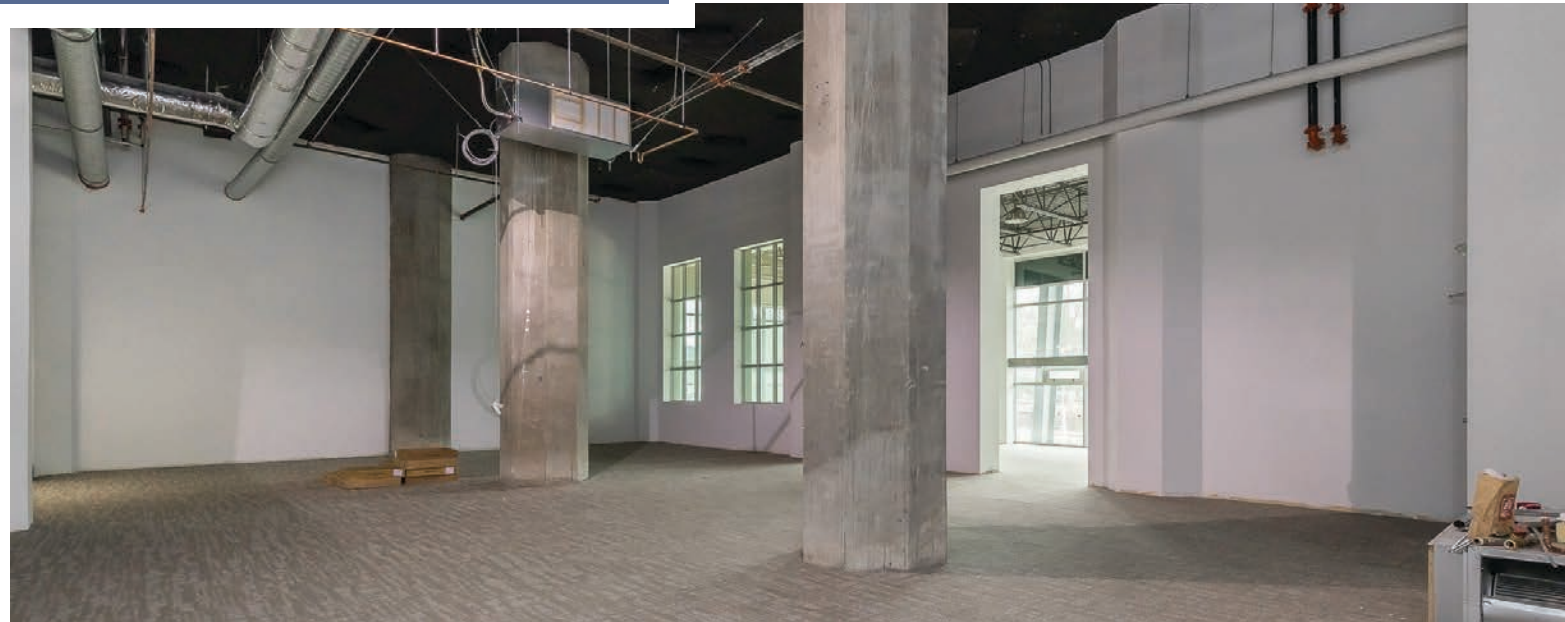
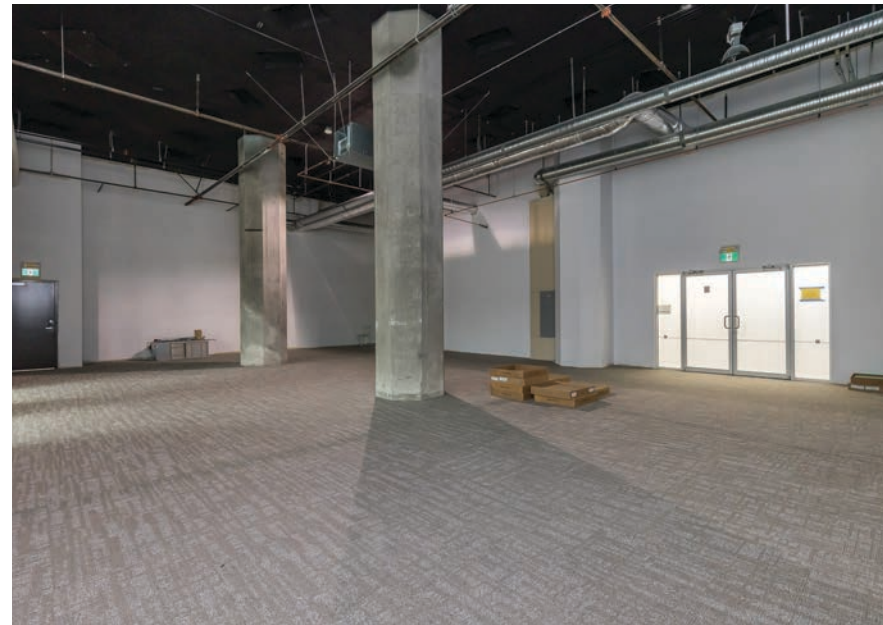
NEW LEASE RATE:
\$14.00/SF

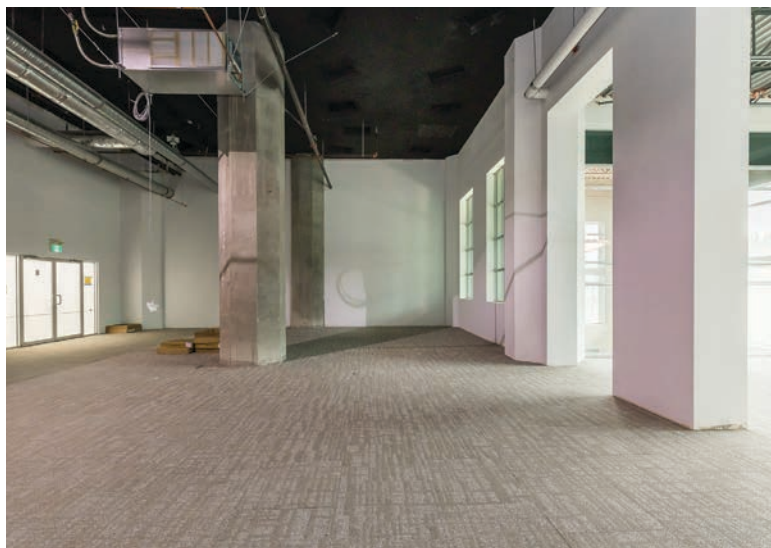
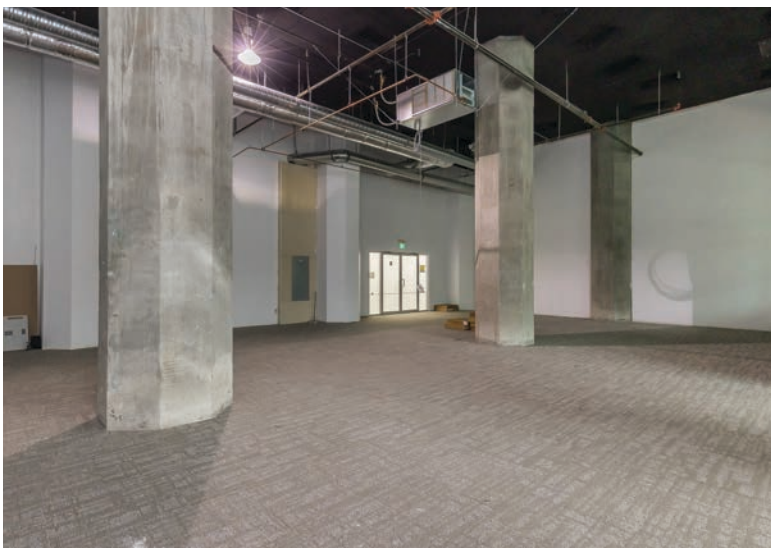
ADDITIONAL RENT:
\$15.50/SF

AVAILABILITY:
IMMEDIATELY

MLS NUMBER:
C8073975

ZONING:
CSC- SECONDARY
COMMERCIAL ZONE

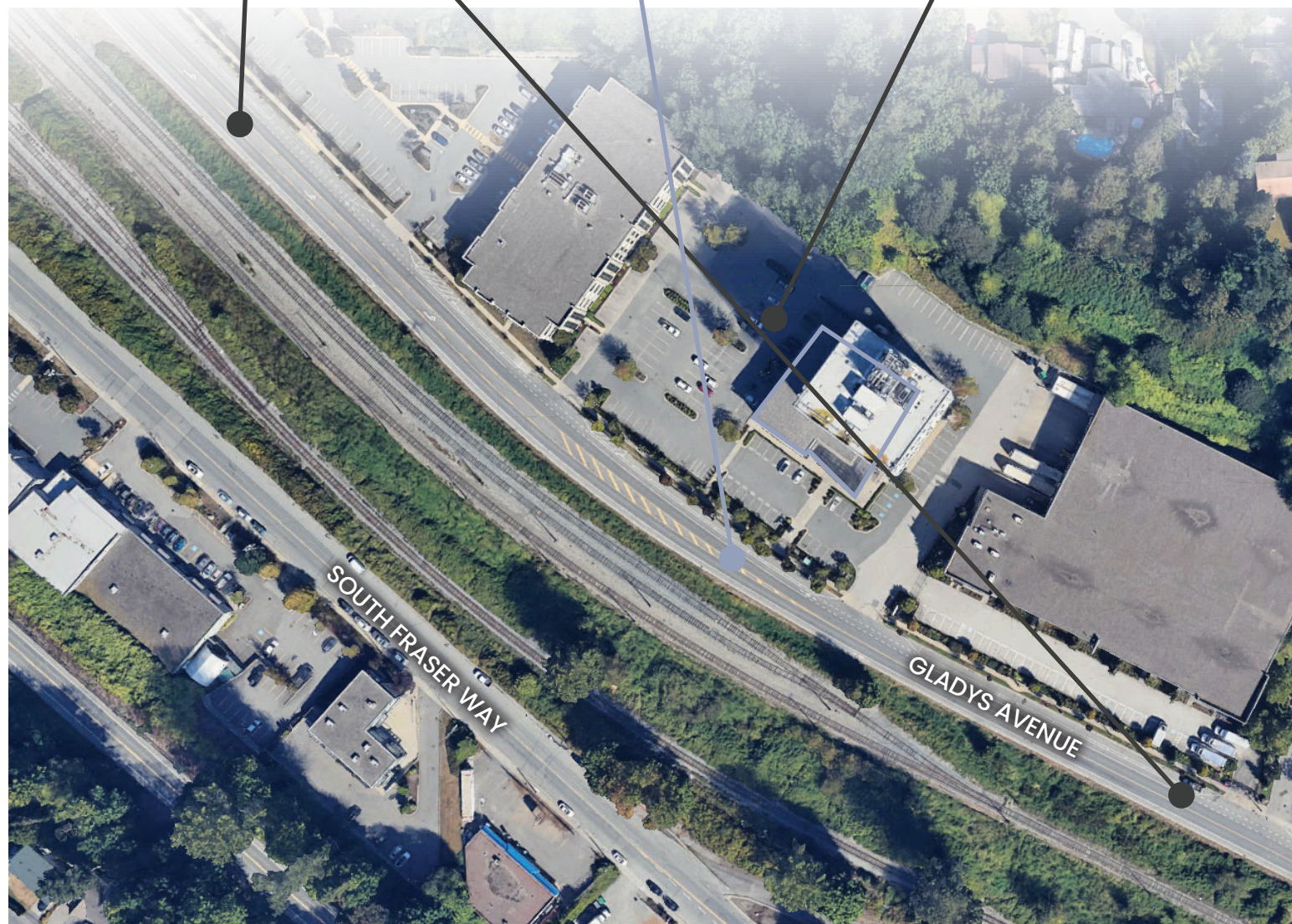




EASY
ACCESS
TO BOTH HWY 1
AND HWY 11, AND
TO SOUTH
FRASER
WAY

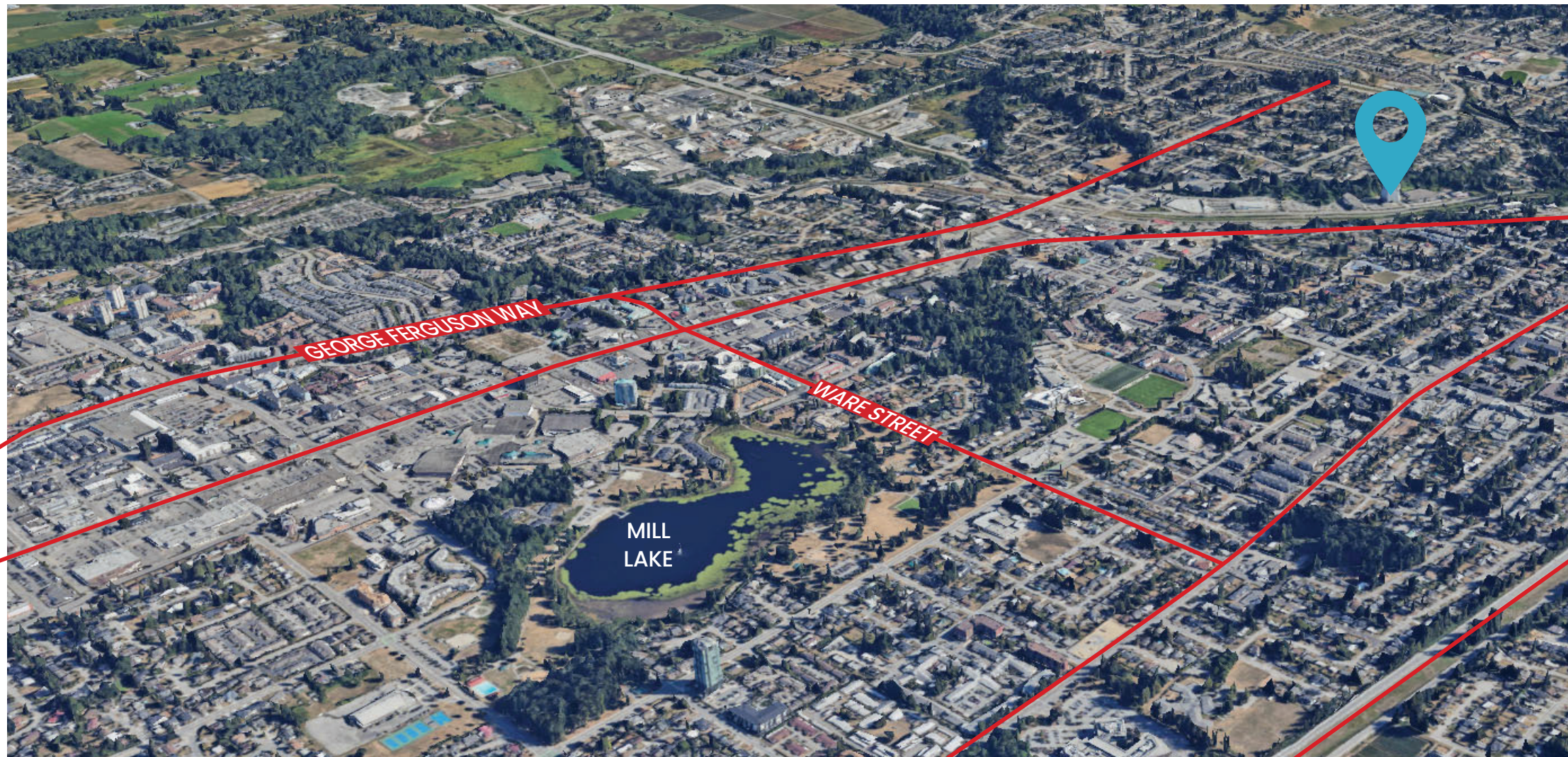
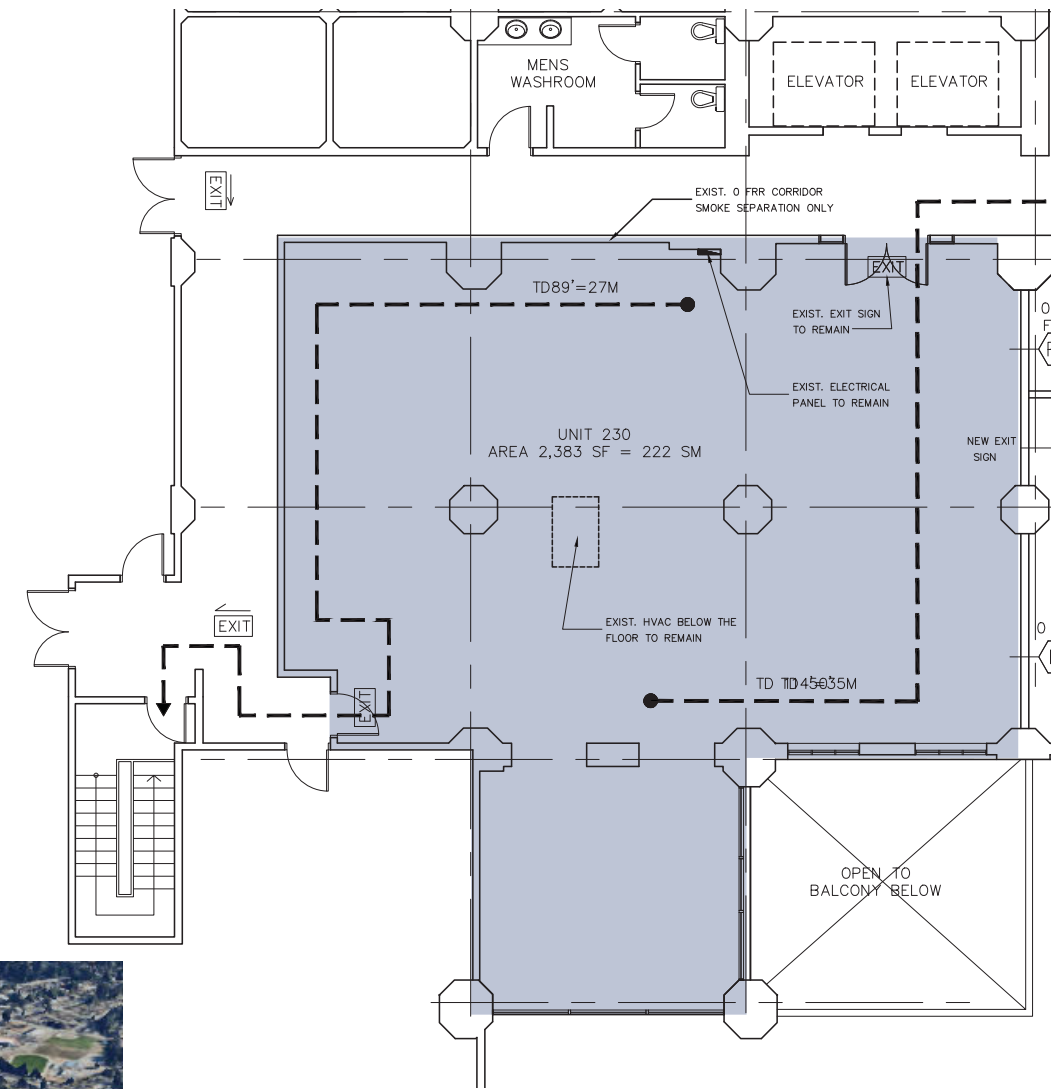
PRIME
EXPOSURE
FROM
GLADYS AVE

40+ SURFACE
PARKING STALLS
AVAILABLE FOR
EMPLOYEES AND
VISITORS



**LARGE OPEN CONCEPT
OFFICE SPACE**
LOCATED IN THE WELL KNOWN
MILL TOWER BUILDING
IN DOWNTOWN ABBY

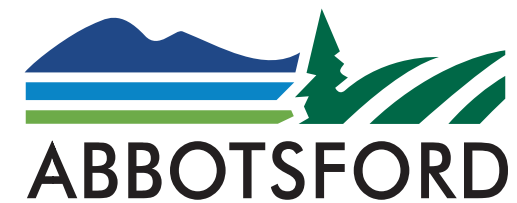
CDW



SOUTH FRASER WAY

MARSHALL ROAD

TRANS CANADA HIGHWAY (HWY 1)



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