



OFFICE SPACE FOR SALE



Marty Peters - CIPS

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MANDEEP BHALLA

PERSONAL REAL ESTATE CORPORATION

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PROPERTY DETAILS

LOCATION

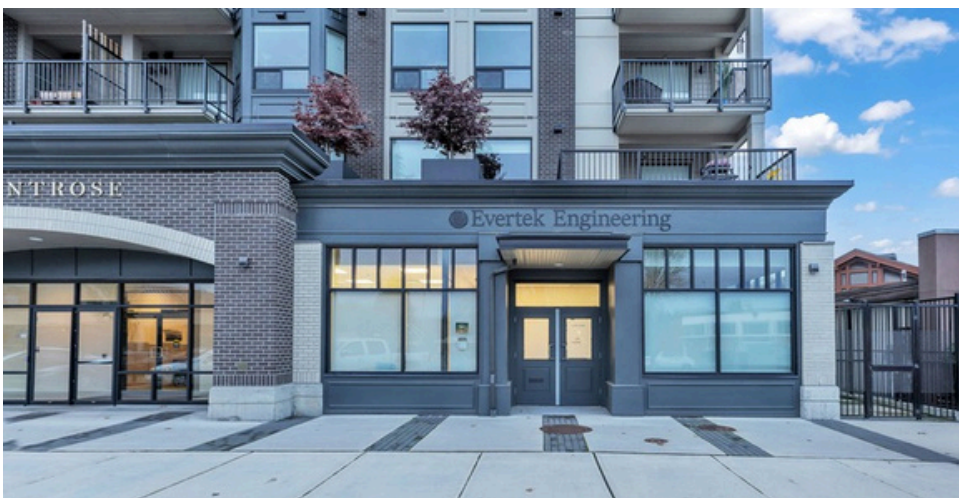
101 2493 Montrose

PID

031-212-891

PRICE

\$1,275,000

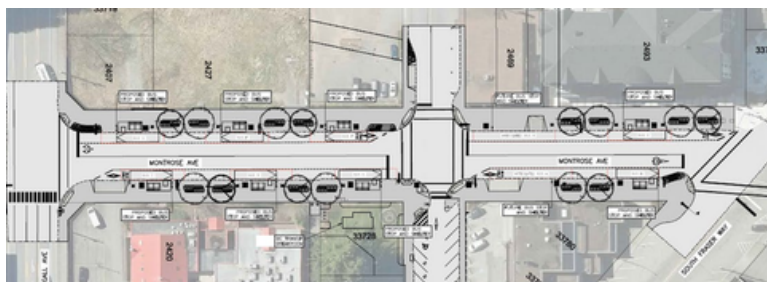


OPPORTUNITY

This exceptional commercial office space listing is situated in the heart of Downtown Abbotsford, just steps away from the bustling 5 corners area.

Boasting 1370 square feet of beautifully constructed office space, it offers a perfect blend of sophistication and functionality. With its prime location, directly in front of the new Montrose Bus Exchange, exposing your business to 1000s of people daily. The property enjoys excellent street exposure, making it an ideal spot for businesses seeking visibility and accessibility. The office's bright, spacious interior, complemented by large windows, creates a welcoming and inspiring workspace that's sure to leave a lasting impression.

This listing presents a rare opportunity for businesses looking to thrive in an attractive and dynamic environment.



ZONING

570 – Historic Downtown Commercial Zone (C7)

C7

Intent: To accommodate commercial and mixed-Use developments up to four Storeys in Height in the Historic Downtown area

570.1 Permitted Uses (B/L 2454-2015)

Permitted Uses Table for C7 Zone

Principal Uses

- | | |
|---------------------------------------|------------------------------------|
| .1 Animal Hospital | .13 Indoor Recreation Facility |
| .2 Apartment | .14 Liquor Store |
| .3 Brew-Pub | .15 Media Studio |
| .4 Child Care Centre | .16 Off-Street Parking |
| .5 Civic Use | .17 Office |
| .6 Coffee Shop | .18 Personal Service Establishment |
| .7 Commercial School | .19 Pub |
| .8 Congregate Housing (B/L 3249-2022) | .20 Restaurant |
| .9 Farmers Market | .21 Retail |
| .10 Financial Institution | .22 Seasonal Garden Centre |
| .11 Funeral Parlour | .23 Tourist Accommodation |
| .12 Health Care Office | |

Accessory Uses

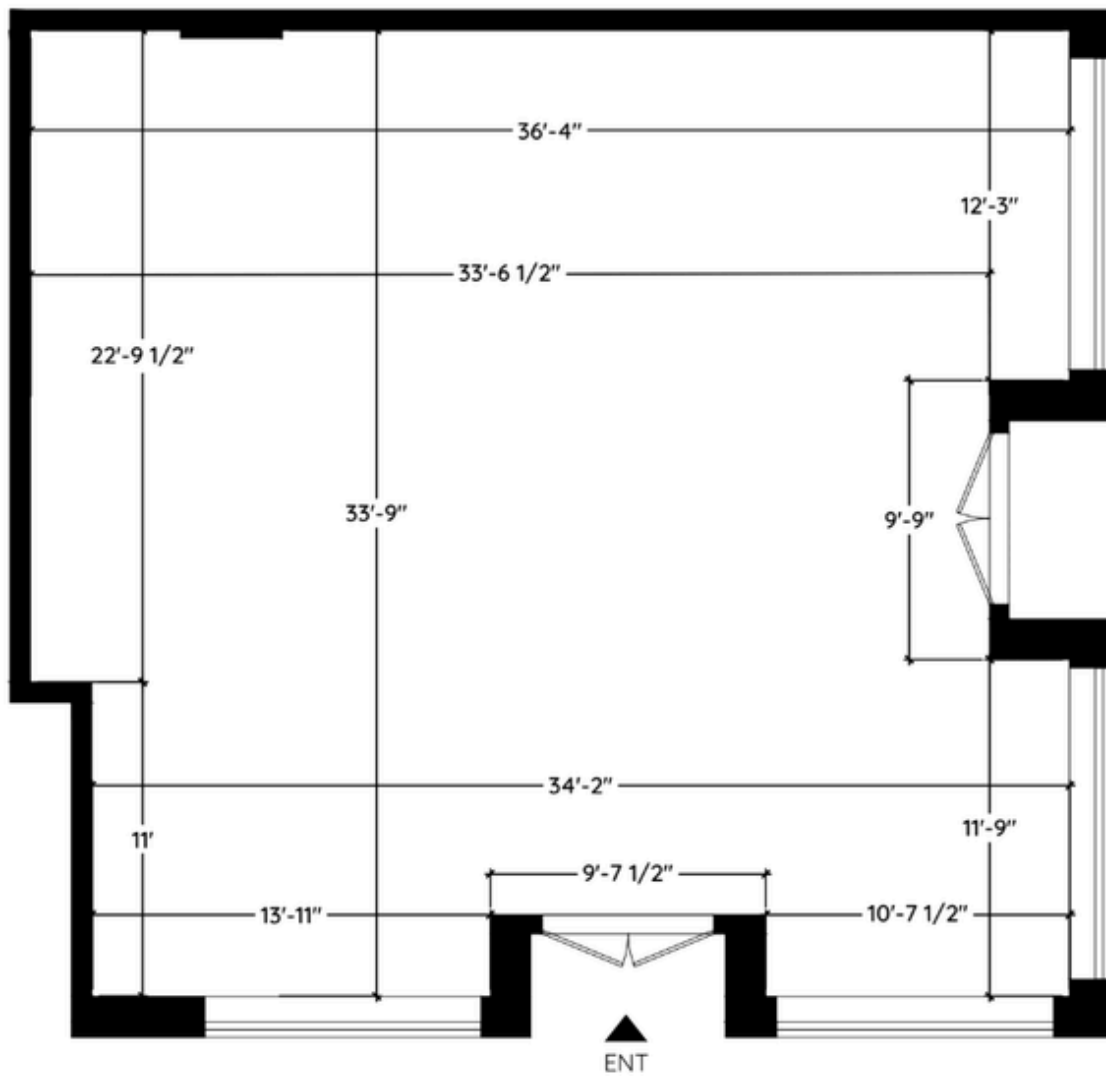
- .24 Bed and Breakfast
- .25 Home Occupation – Level 1
- .26 Boarding (B/L 3249-2022)

HISTORIC DOWNTOWN NEIGHBOURHOOD PLAN



ABBOTSFORD

DIMENSIONS



PICTURES



CONTACT US



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Prospective purchasers are advised to conduct their own independent due diligence and verify all aspects of the property, including measurements, zoning compliance, permitted uses, strata regulations (if applicable), operating costs, and suitability for their intended use.

Market conditions, financing terms, municipal regulations, and other factors may change and could impact the property's value or usability.

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