

**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



**FULLY LEASED INVESTMENT OPPORTUNITY**

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Michael Farrell\***, Principal  
604 646 8388  
michael.farrell@avisonyoung.com  
*\*Personal Real Estate Corporation*

**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
<b>Total</b>	<b>4,818 sf</b>

### 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)

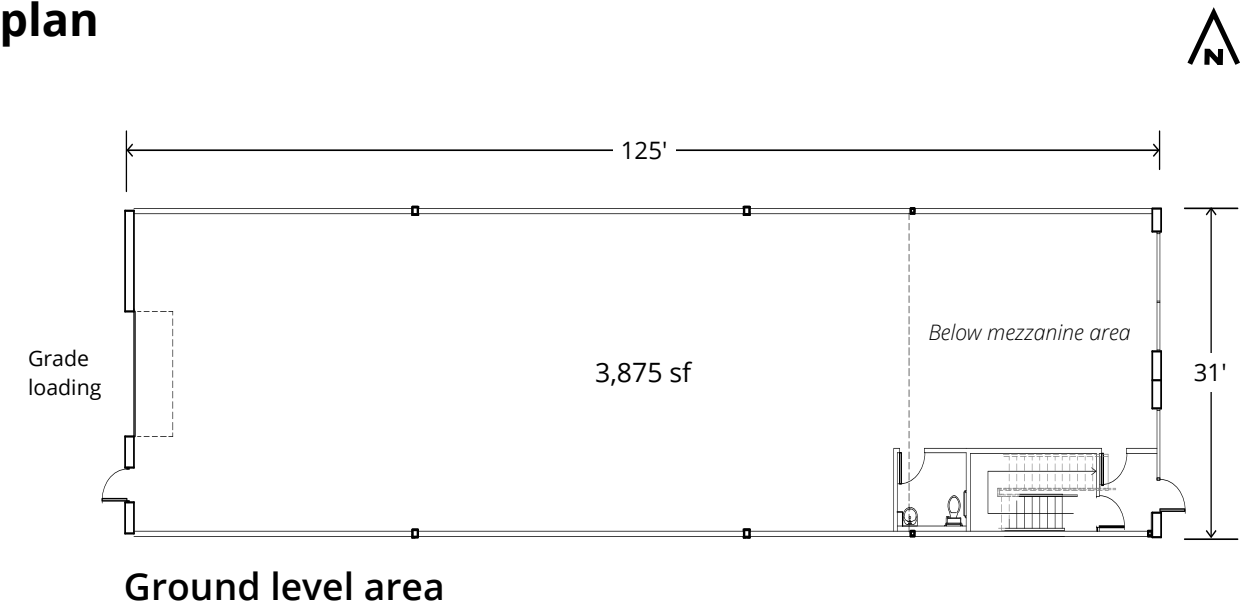
## Location

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



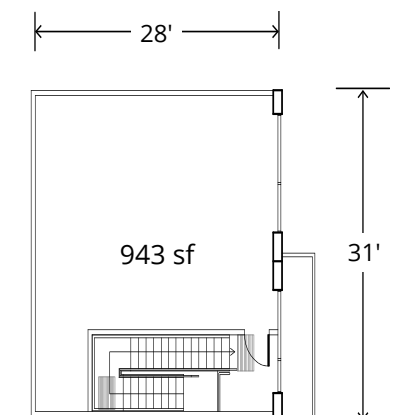
## About the tenant

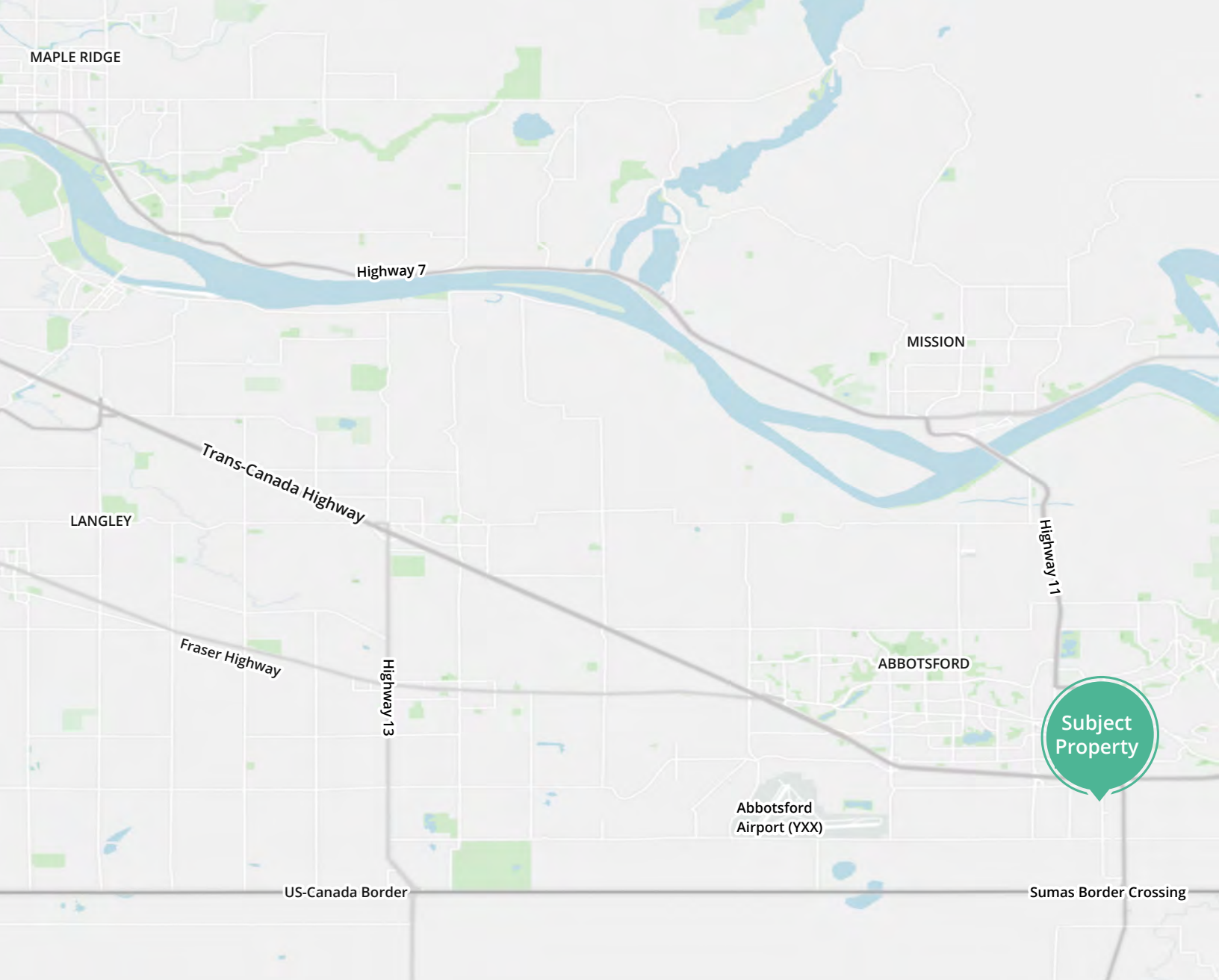


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**Learn more:** <https://roamifycampers.com>

## 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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*\*Personal Real Estate Corporation*

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

[avisonyoung.ca](http://avisonyoung.ca)

