

# FOR LEASE: 4,065 SF BUILT-OUT RETAIL UNIT IN GLENN MOUNTAIN VILLAGE

#106-2618 MCMILLAN ROAD, ABBOTSFORD, B.C.



**SUBJECT SITE**



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\*Personal Real Estate Corporation

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## OPPORTUNITY

Prominently located in Glenn Mountain Village, this ±4,065 SF built-out CRU offers excellent exposure along Old Yale Road within a busy, service-oriented plaza. Anchored by a well-established liquor store and surrounded by complementary daily-needs retailers, the unit features rear loading, ample surface parking, and strong neighbourhood demographics — an ideal fit for professional services, health & wellness, or retail operators seeking a high-traffic suburban location.

## SALIENT DETAILS

<b>Municipal Address:</b>	<a href="#">Glenn Mountain Village, #106-2618 McMillan Road, Abbotsford, B.C.</a>
<b>Size:</b>	±4,065 SF
<b>Availability:</b>	Q2 2026
<b>Zoning:</b>	<a href="#">Neighbourhood Commercial Zone (C2)</a>
<b>Asking Rent:</b>	Contact Listing Agents
<b>Additional Rent:</b>	\$17.00 PSF (2026 Est.)

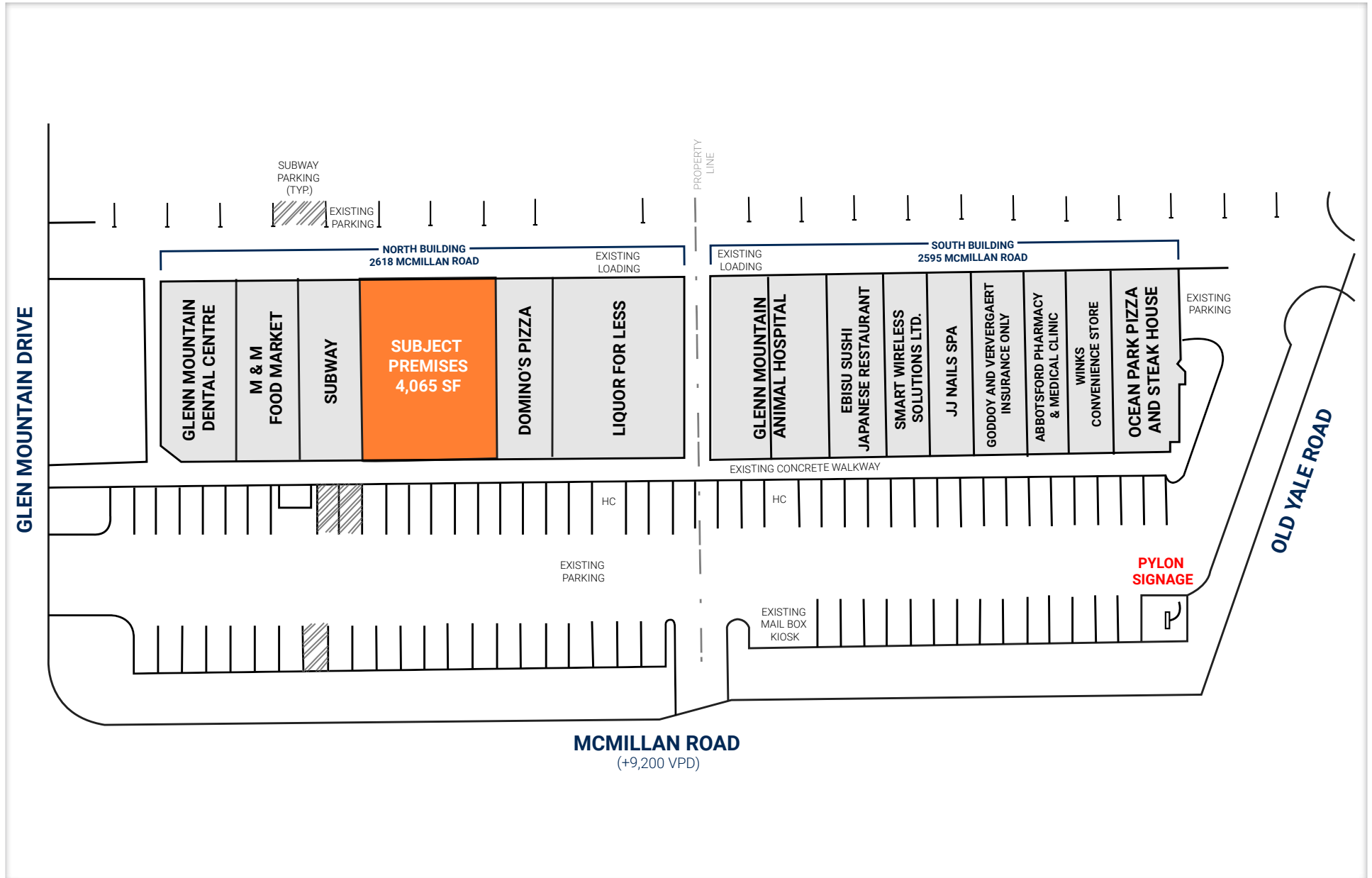
## HIGHLIGHTS

-  ±4,065 SF of improved retail space
-  Part of a busy neighbourhood-serving plaza anchored by a liquor store, dental practice and animal hospital
-  Rear loading and convenient customer access
-  Ample on-site surface parking
-  Excellent visibility with pylon signage opportunities along Old Yale Road
-  Zoned C2 – Neighbourhood Commercial, supporting a broad mix of uses
-  Ideal for service-oriented or retail operators



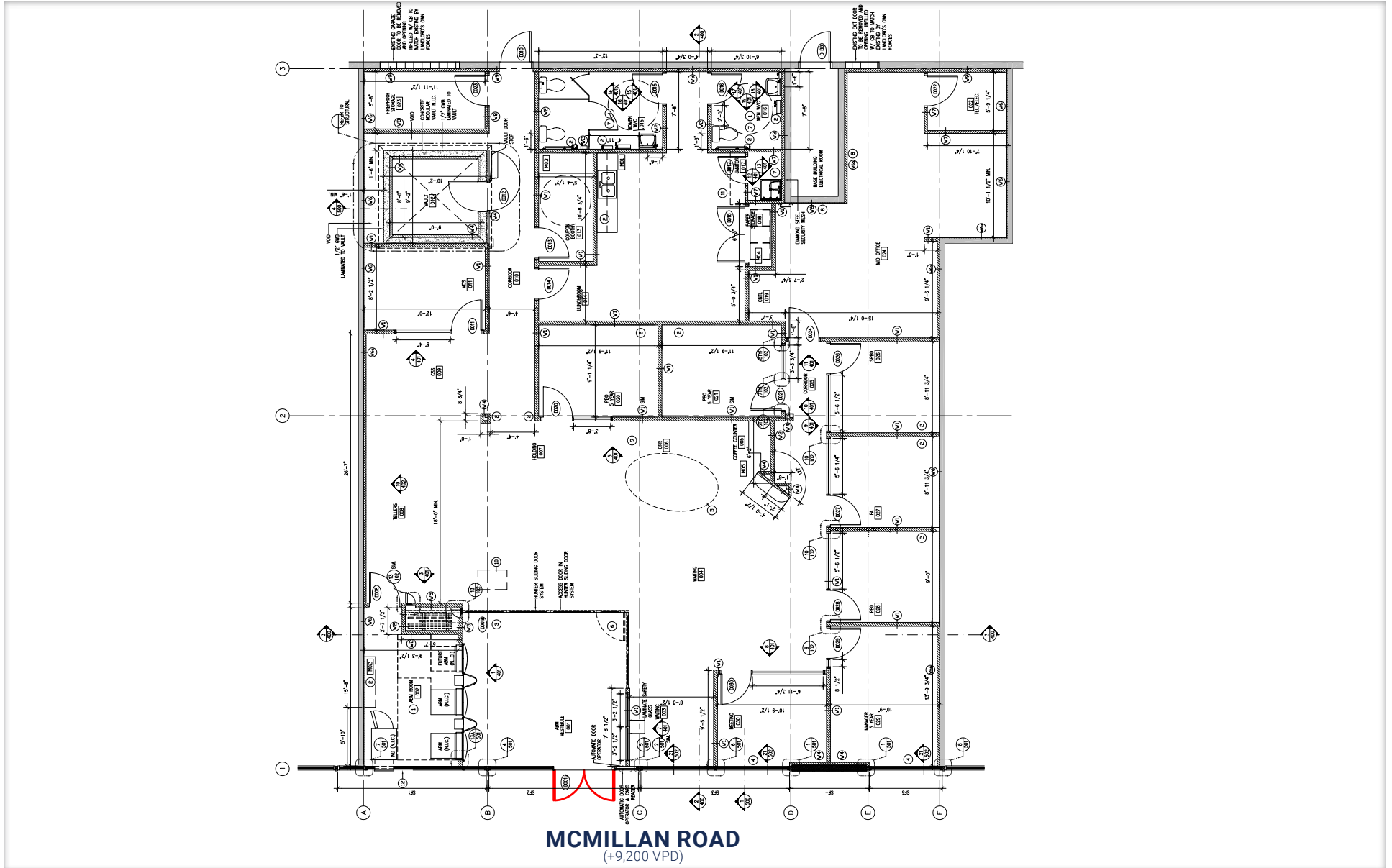
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## SITE PLAN



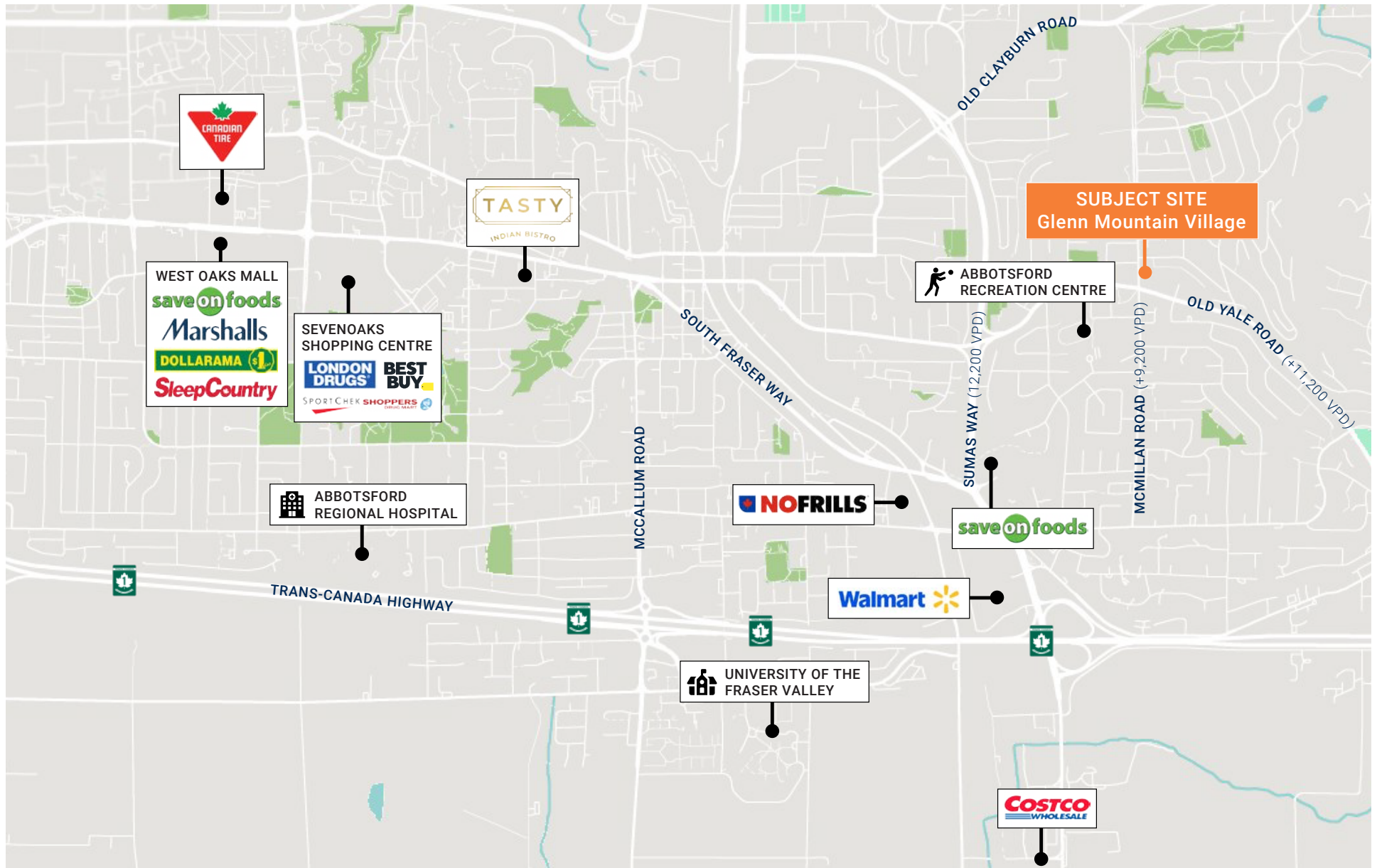
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## FLOOR PLAN - SUBJECT PREMISES



# FOR LEASE: 4,065 SF BUILT-OUT RETAIL UNIT IN GLENN MOUNTAIN VILLAGE

## LOCATION OVERVIEW



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