



*New Towne Property Management*

**FOR LEASE - SIZE: 1,250 SF**  
2575 Montrose Ave, Abbotsford, BC



**MAGGIE VILLENEUVE**

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501 - 889 Pender Street, Vancouver



## PROPERTY DESCRIPTION

Position your business for success at 2575 Montrose Avenue, Abbotsford.

This 1,250 sq. ft. retail unit features large front display windows, offering excellent visibility, natural light, and prime signage exposure. The open, flexible layout is ideal for a variety of retail or service-based uses.

Located in a busy commercial area surrounded by popular restaurants, shops, and professional services, this space benefits from strong daily foot traffic and high exposure—perfect for growing your business.



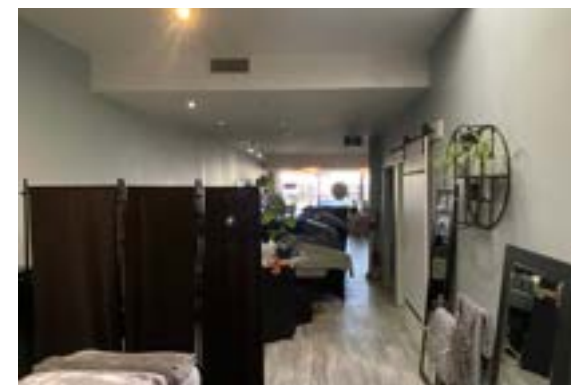
## PROPERTY HIGHLIGHTS

**BASE RENT:**  
**\$25.00/SF/YR**

**ADDITIONAL RENT:**  
**\$9.87/SF/YR**

**LEASE TERM**  
**2 YEARS**

**ZONING C7 - HISTORIC DOWNTOWN COMMERCIAL ZONE**







# LOCATION - ABBOTSFORD



**HIGH-EXPOSURE  
STOREFRONT – LARGE  
FRONT WINDOWS  
IDEAL FOR SIGNAGE  
AND MERCHANDISING**

**FLEXIBLE 1,250 SQ.  
FT. LAYOUT – OPEN  
CONCEPT SUITABLE  
FOR RETAIL OR  
SERVICE USE**

**PRIME MONTROSE  
LOCATION – BUSY  
COMMERCIAL AREA  
WITH STRONG DAILY  
FOOT TRAFFIC**



**CONTACT US FOR MORE INFORMATION**

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