



FOR SALE | 33723A King Road, Abbotsford, BC

12,297 SF Building on 0.65 Acres*

Property Highlights:

- ▶ Vendor Lease Back Available
- ▶ Retail Exposure with Rear Warehouse Space
- ▶ Future Residential Redevelopment Potential
- ▶ Freestanding Building with Ample Parking

**Includes common property*

Josiah Cockrill
Associate Vice President
604 997 2221
jcockrill@naicommercial.ca

NAI Commercial
20353 64th Avenue, Suite 214
Langley, BC V2Y 1N5
+1 604 683 7535
naicommercial.ca

33723A King Road

Abbotsford, BC

Opportunity

To acquire a 2 unit 12,297 SF standalone industrial building just off of McCallum Road and Highway 1. The building offers a retail/office/showroom component at the front with warehouse in the rear. Existing mezzanine space could be removed to increase the maximum clear height in the warehouse portion. The building was upgraded in 2023 with a new roof, fascia, and paint. Ample parking is available along with 12' grade loading doors in the rear.

The property is zoned I2 - General Industrial and located in a 4 lot non-conforming bare land strata. The building is currently demised (one currently leased) as 2 units but the building can be reconfigured to accommodate between 1 to 3 separate units. All units would have their own electrical panel and entrance.

Location

Located in the "U District", this property is centrally located near Highway 1, King Road Industrial Park, University of the Fraser Valley, Abbotsford Entertainment Centre, Abbotsford Airport and new residential development.

Salient Details

Legal Description:	Strata Lot 4, Plan NWS1380, Part Sw1/4, Section 15, 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 1 Or V, As Appropriate
	PID: 001-785-206
Lot Size:	0.65 acres (including common property)
Building Size:	12,297 SF
Zoning:	I2
Gross Taxes:	\$27,496.39 (2025)
Unit B NOI:	Contact agent
Price:	Contact agent



Building Specifications

Building Size

Unit A: 8,667 SF	· 5,780 SF - main floor · 2,887 SF - mezzanine
Unit B: 3,630 SF (LEASED month to month)	· 2,933 SF - main floor · 697 SF - mezzanine
Total	12,297 SF

Ceiling Height

18'5" ft clear height in warehouse area.

Roof

Replaced in 2023

Power

3 separate 200 amp panels

Year Built

1989

Zoning

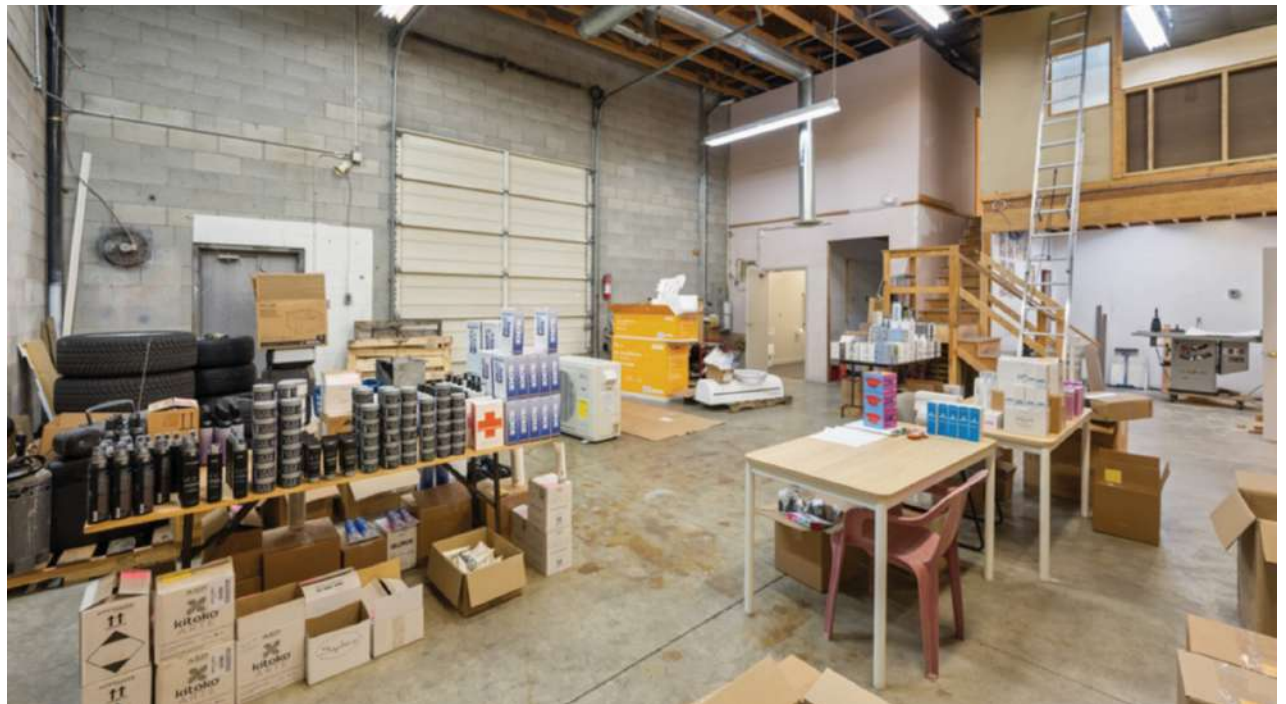
I2 - General Industrial Zone

Future Zoning Designation

Urban 1 - Midrise

Availability

Fully vacant or retain Unit 2 tenant



CURRENT USE & FUTURE REDEVELOPMENT


Abbotsford Industrial Market

The industrial real estate market in the Fraser Valley, particularly in Abbotsford, remains active as demand for new and larger facilities continues to grow. Businesses are drawn to Abbotsford due to its strategic location, strong labor pool, and relatively affordable industrial land compared to Metro Vancouver. This area's proximity to major transportation routes and hubs such as Highway 1, Highway 10, Highway 17, U.S. Border, Delta Port, and Vancouver International Airport continue to make the Abbotsford industrial market one of the region's most desirable.

Redevelopment Potential

The subject property is situated within the "U District" Neighbourhood Plan and designated Urban 1 - Midrise. The Midrise designation focuses on wood-frame construction condo buildings up to 6 storeys in height. This land use is intended for areas near transit, amenities, and urban centers, making it ideal for higher-density projects that support the city's growth strategy. The designation encourages compact, walkable communities and offers an attractive opportunity for developers to meet rising housing demand.



Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p>Urban 1 – Midrise</p>  <p>Bylaw No. 2721-2018</p>	<ul style="list-style-type: none"> Enable multifamily housing to strengthen and support the Mixed Use Centres, and Primary Transit Corridor 	<p>Multi storey buildings including low and mid rises, and integrated ground oriented units. Heights are initially limited to 6 storeys (taller and varied building heights, and ground floor commercial, may be possible through a neighbourhood plan).</p> <p>Large sites (1 ha or greater) may incorporate ground oriented buildings</p>	<p>Multi unit residential</p> <p>Accessory commercial (associated with a residential care facility)</p> <p>Home occupation, live/work</p>	<p>1.0 to 2.0 FSR (up to 2.5 FSR on existing or consolidated properties that are 2,500m² or less)</p>



CURRENT & POTENTIAL FLOOR PLAN

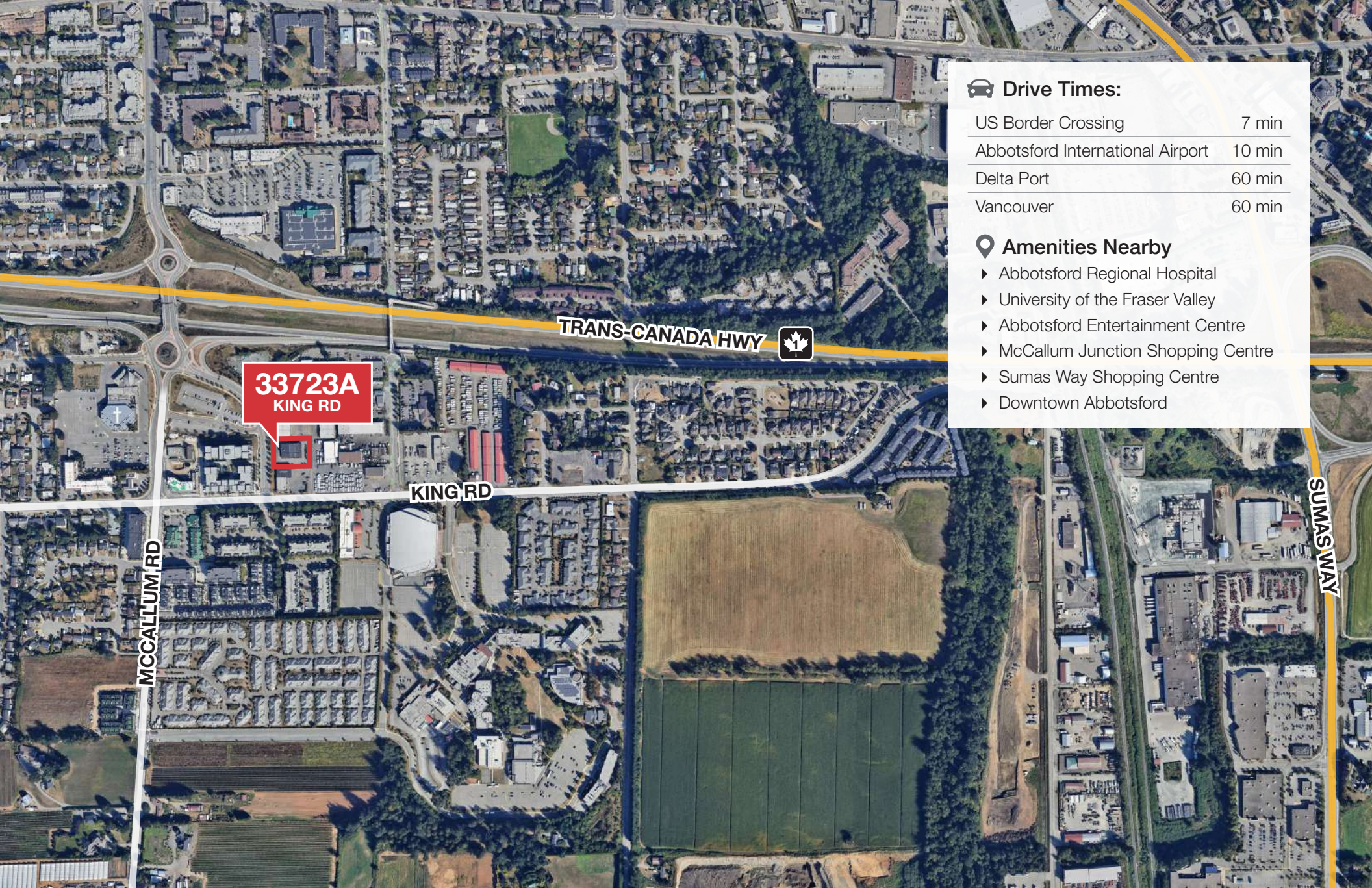
Current Floor Plan

Unit A Main Floor	5,780 SF
Unit A Mezzanine	2,887 SF
Unit B Main Floor	2,933 SF
Unit B Mezzanine	697 SF
Total Space	12,297 SF



Potential 3-Unit Floor Plan





🚗 Drive Times:

US Border Crossing	7 min
Abbotsford International Airport	10 min
Delta Port	60 min
Vancouver	60 min

📍 Amenities Nearby

- ▶ Abbotsford Regional Hospital
- ▶ University of the Fraser Valley
- ▶ Abbotsford Entertainment Centre
- ▶ McCallum Junction Shopping Centre
- ▶ Sumas Way Shopping Centre
- ▶ Downtown Abbotsford

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NAI Commercial (Langley) Ltd. | 20353 64th Avenue, Suite 214, Langley, BC V2Y 1N5
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