



## 2660 Ware Street, Abbotsford, BC

### Property Highlights

- ▶ 4,320 SF retail building
- ▶ 3,462 SF retail unit with warehouse
- ▶ 858 SF retail unit – tenanted with holding income
- ▶ One grade door
- ▶ Excellent street exposure

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# 2660 Ware Street

## Abbotsford, BC

### The Opportunity

The property represents a rare opportunity to purchase a 4,320 SF, one-storey, free standing retail building constructed in 1950, on a 0.22-acre, C5 zoned lot. The building is split into two retail units. 2660 Ware Street has a net leasable area of 3,462 SF and 2650 Ware Street has a net leasable area of 858 SF. 2660 Ware has a warehouse area with 13-foot ceiling height and one grade door. Unit 2650 Ware is tenanted and has a gross revenue of approximately \$22,308 per annum. The City of Abbotsford Official Community Plan designates the existing use for the property as "Secondary Commercial," which allows for commercial strip malls with off street surface parking, indoor industrial uses, and small and medium format retail centers up to 2 storeys. Heights up to 4 storeys are permitted for tourist accommodations. The property is being sold as-is-where-is, and all offer are subject to Court approval.

### Location

The property is located on the east side of Ware Street, between Walsh Avenue and Walsh Lane, just south of South Fraser Way in the City of Abbotsford. The property has easy highway access to the Trans Canada highway, with access to all amenities, and the rest of Greater Vancouver and the Lower Mainland.

## Property Details

### Civic Address

2660 Ware Street  
Abbotsford, BC V2S 3E64

### Legal Description

Lot 80 District Lot 48 Group 2 New  
Westminster District Plan 41164

### PID

000-510-530

### Total Lot Size

9,600 SF

### Zoning

C-5 (City Centre Commercial Zone)

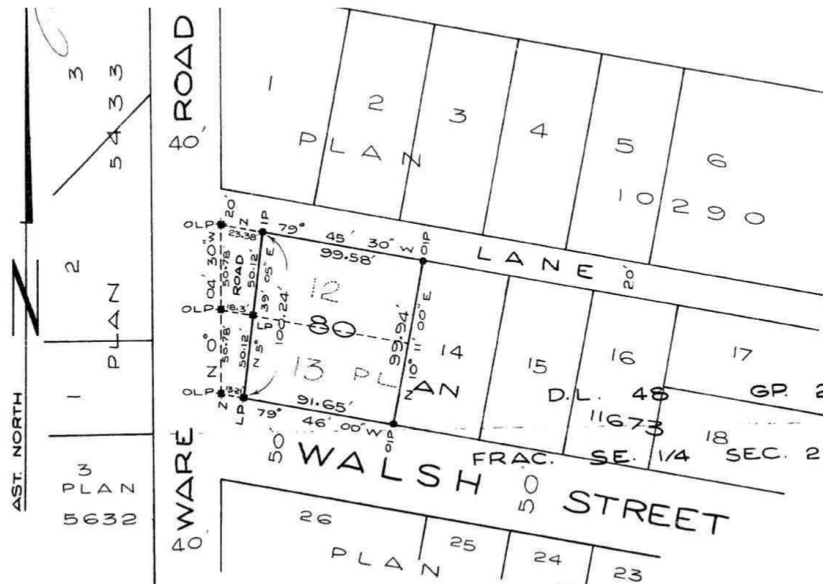
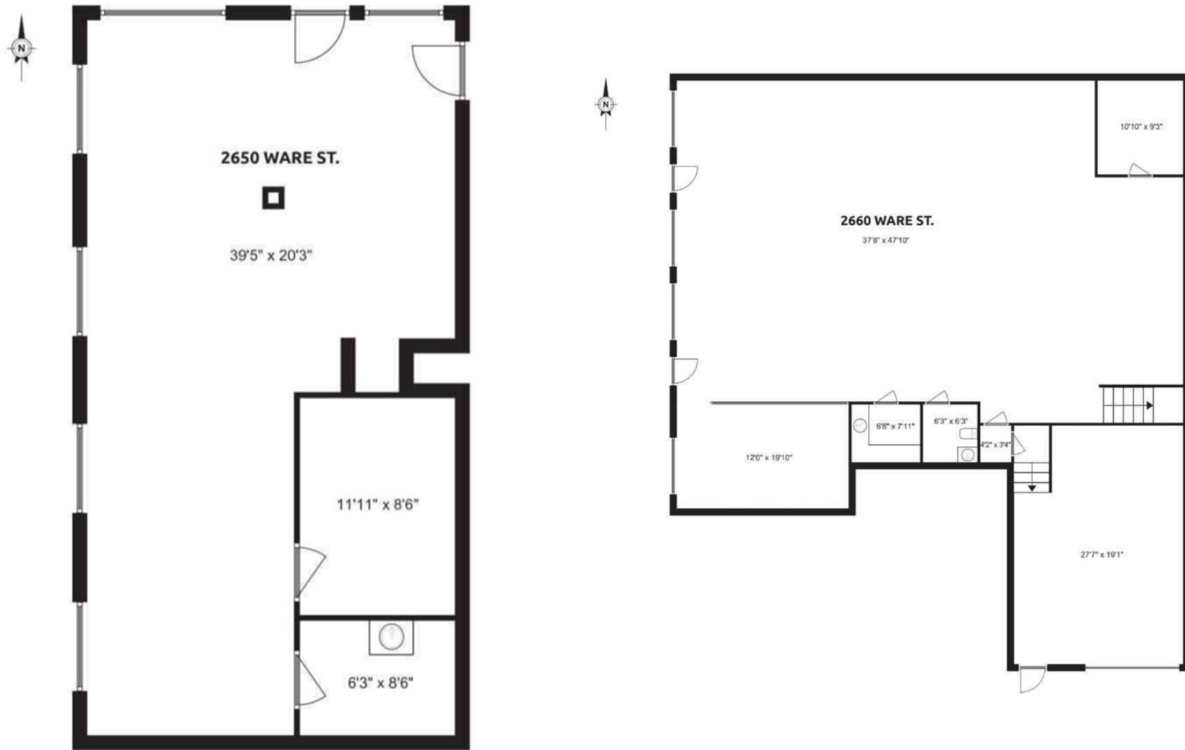
### Price

~~\$2,750,000.00~~ \$2,450,000

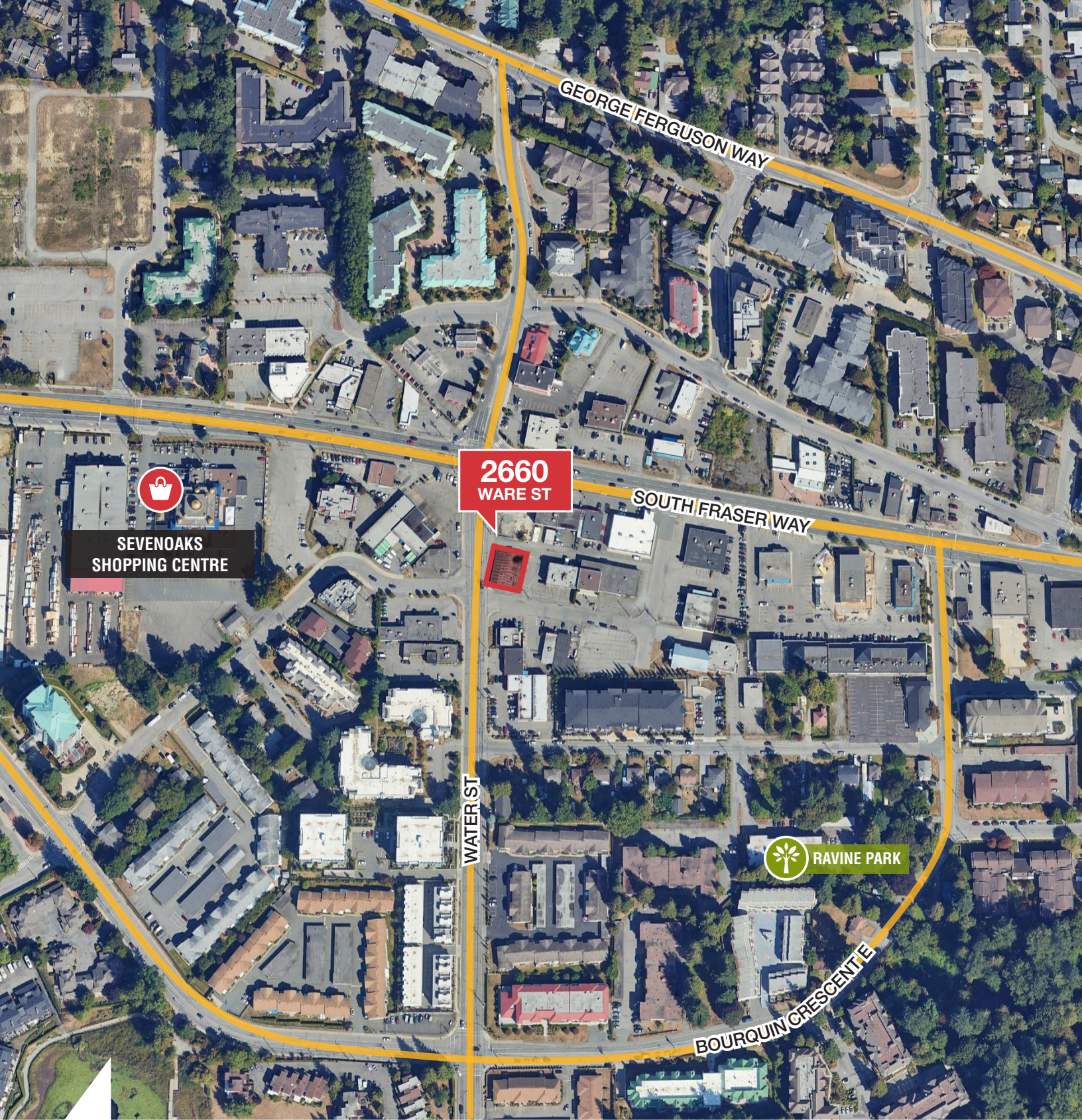
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# Floor Plan



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**SEVENOAKS  
SHOPPING CENTRE**

**2660  
WARE ST**

**WATER ST**

**GEORGE FERGUSON WAY**

**SOUTH FRASER WAY**



**RAVINE PARK**

**BOURQUIN CRESCENT**

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