



FOR LEASE - SIZE: 853 SF

33821 South Fraser Way, Abbotsford, BC



CHARLES WIEBE, CIPS, E. TECH
COMMERCIAL REALTOR® PREC
778-549-8555
CHARLES@CDWANDASSOCIATES.COM

MARTY PETERS CIPS
COMMERCIAL REALTOR® PREC
604-308-2931
MARTY@CDWANDASSOCIATES.COM



cdwandassociates.com
501 - 889 Pender Street, Vancouver

PROPERTY DESCRIPTION

Turn-Key Retail/Office Space in a Prime South Fraser Way Location

Discover the perfect home for your business at 33821 South Fraser Way, a bright and versatile 853 sq. ft. turn-key retail or office space ideally positioned along one of Abbotsford's busiest commercial corridors. This open-concept layout is beautifully complemented by plenty of natural light, creating an inviting atmosphere for customers and staff alike.

With C7 zoning, the property allows for a wide variety of retail and professional uses, giving you the flexibility to grow your business in a high-visibility location that benefits from steady vehicle and pedestrian traffic. Inside, the space is thoughtfully designed and ready to go—featuring a welcoming reception area, small kitchenette, storage room, and a handicap-accessible washroom. Street parking is readily available right out front, offering convenience for both clients and staff.



PROPERTY HIGHLIGHTS

BASE RENT:
\$30.00/FT

**ADDITIONAL
RENT:** \$8.25/FT

ZONING C7

AVAILABILITY:
APRIL 1, 2026

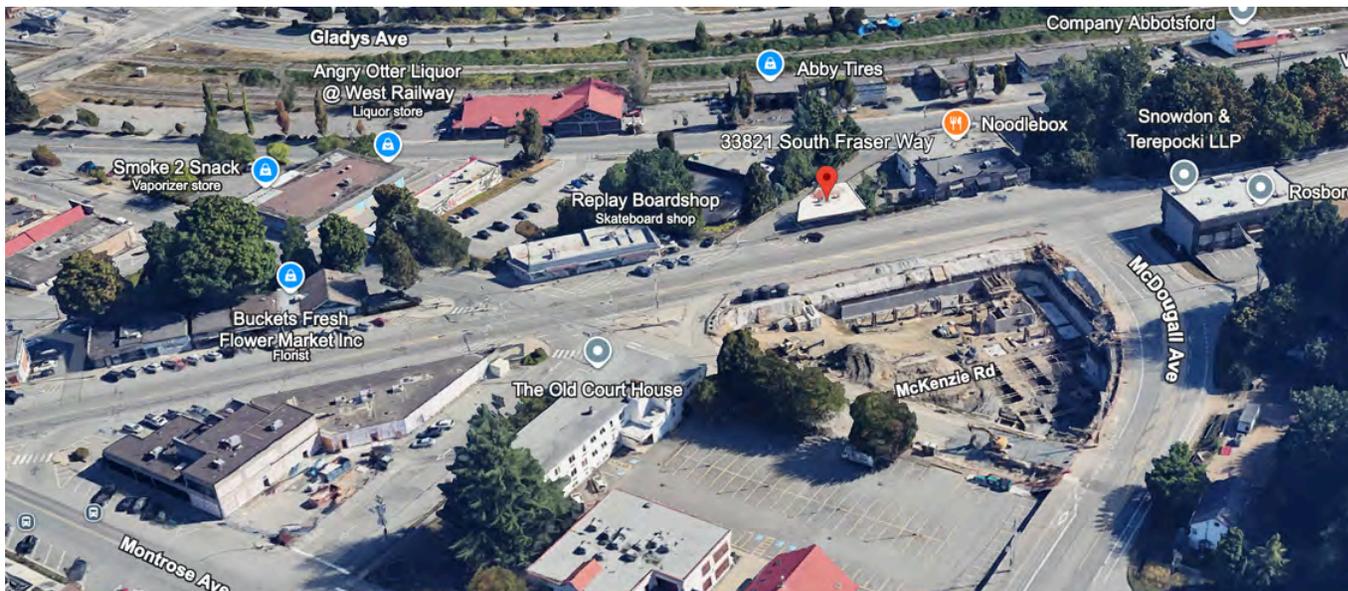
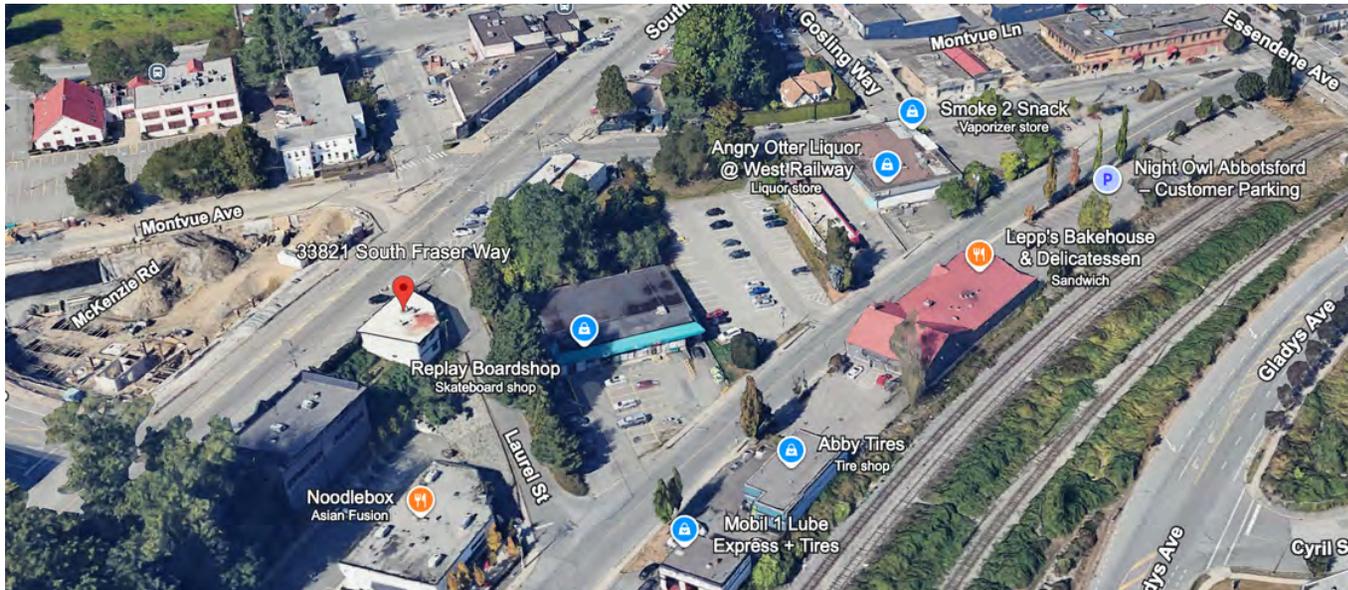








LOCATION - ABBOTSFORD



PRIME SOUTH FRASER WAY LOCATION – HIGH-VISIBILITY WITH STRONG TRAFFIC.

TURN-KEY SPACE – 853 SQ. FT. OPEN LAYOUT WITH RECEPTION, KITCHENETTE, AND WASHROOM.

FLEXIBLE C7 ZONING – SUITED FOR RETAIL OR PROFESSIONAL USE.



CONTACT US FOR MORE INFORMATION

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