



# FOR LEASE

33222 Old Yale Road  
Abbotsford, BC

Main Floor Unit

**Razi Mohamed**

Personal Real Estate Corporation

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**COMMERCIAL**

**CONFAC**  
International



# Macdonald

## COMMERCIAL

33222  
Old Yale Road  
Abbotsford, BC

### SIZE

1,650 sq. ft.

### ZONING

C5

### ADDITIONAL RENT

\$5.00 psf

### BASIC RENT

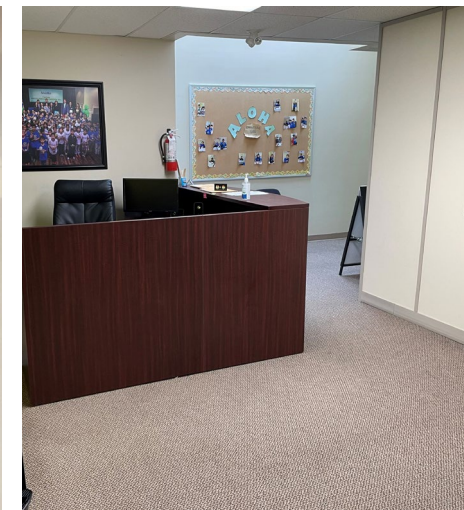
\$14.00 psf

### OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to lease a 1,650 sq. ft. ground floor unit, ideal for office and/or retail use. The subject property is fully improved with offices, reception area, kitchenette and washroom.

### LOCATION

The property is in a rapidly growing area of Central Abbotsford, on the corner of Old Yale Road and Ware Street, near proximity to South Fraser Way. The location provides wide ranging amenities, convenient access to shopping and lots of traffic flow. The Subject Unit is located on the main floor (corner unit) with great exposure.



### PROPERTY HIGHLIGHTS

Fully improved

**1,650 sq. ft.**

ground floor unit with great exposure

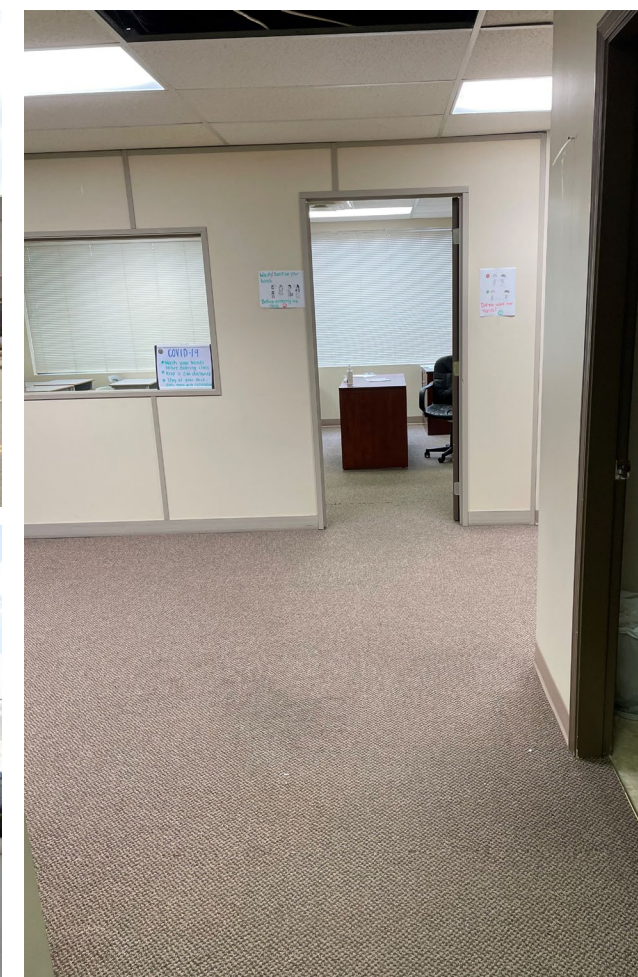
Ideal for

**Retail or Office use**

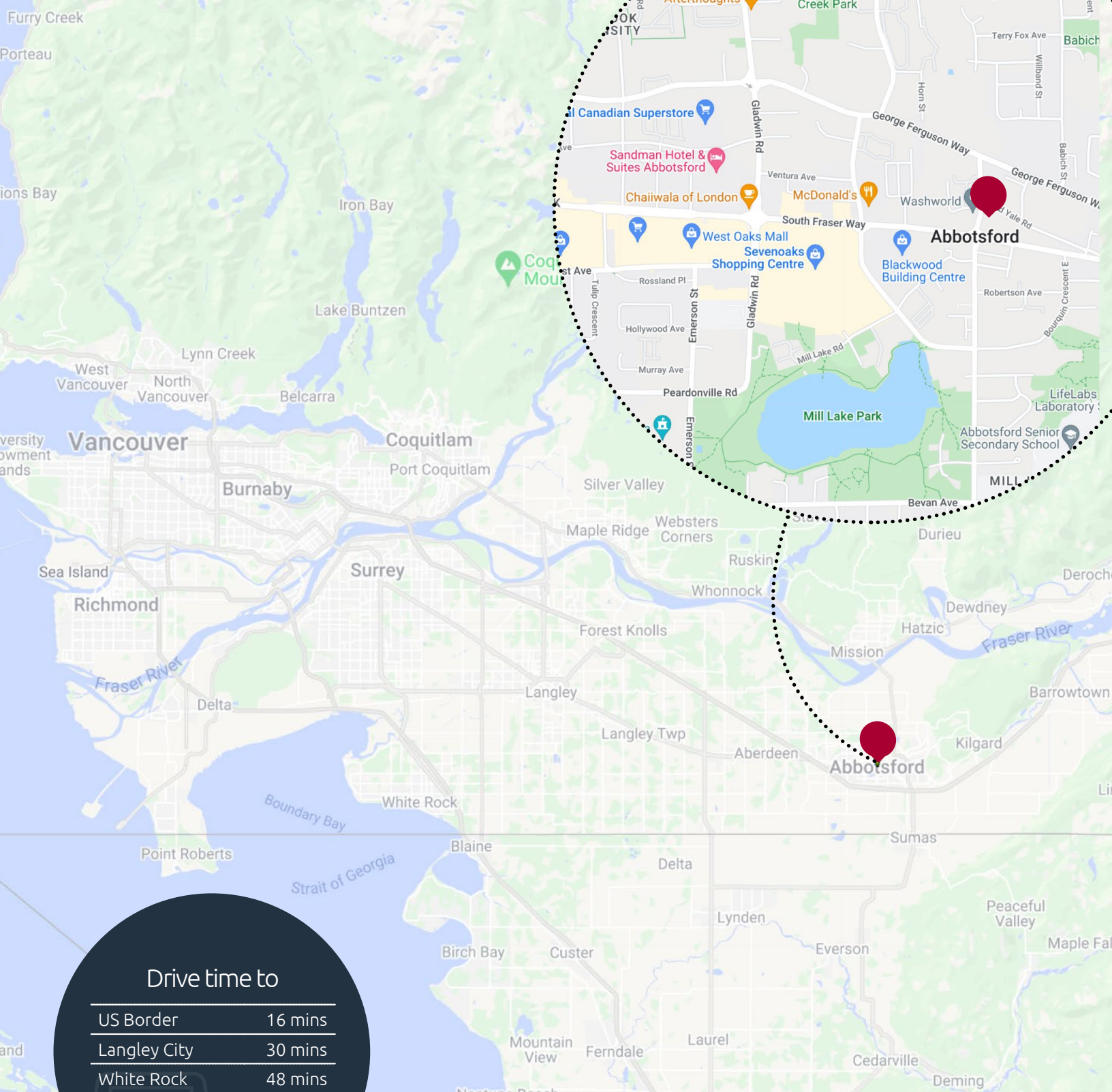
**Air Conditioned**

**Signage**

**Ample Parking**  
at rear of building







### Drive time to

US Border	16 mins
Langley City	30 mins
White Rock	48 mins
Abbotsford Airport	10 mins

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## Macdonald COMMERCIAL

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