

FOR SALE

33827 SOUTH FRASER WAY • ABBOTSFORD • BC

CDW



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REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.



A FULLY TENANTED COMMERCIAL INVESTMENT

Positioned along one of the Fraser Valley's most established commercial corridors, this fully tenanted multi-income property represents a rare opportunity to acquire a stabilized, income-producing asset with no repositioning required. With three independent income streams, a roster of professional tenants, and a comprehensive building renewal already behind it, this investment is structured for consistent, low-maintenance performance from the moment of acquisition.

The building underwent a complete renovation in 2016—from the roof structure to the building envelope—ensuring that the major capital expenditure cycle has been addressed. Investors will benefit from a modernized, well-maintained asset with a materially reduced risk of near-term capital outlays, allowing cash flow to remain predictable and undisturbed.

INCOME & TENANCY

The property is anchored by three fully occupied units, each leased to professional tenants whose established operations contribute to a diversified and resilient income base. This multi-tenant structure reduces concentration risk and provides a stable revenue profile that is not dependent on the performance or continuity of any single occupant.

The current tenancy mix reflects the quality of the asset and the desirability of its South Fraser Way location. Professional tenants of this calibre are drawn to well-maintained properties in high-exposure corridors—and this building delivers on both counts. The result is a leasing environment that supports strong tenant retention and minimizes re-leasing risk over the investment horizon.

BUILDING CONDITION & CAPITAL POSITION

In 2016, the property underwent a complete, top-to-bottom renovation encompassing all primary building systems and exterior components. This comprehensive renewal substantially resets the capital expenditure timeline, placing this asset in a markedly stronger position relative to comparable properties of similar vintage that have not undergone equivalent reinvestment.

For the discerning investor, the practical implication is clear: the building is operationally sound, aesthetically current, and positioned to generate consistent returns without the near-term demand for material reinvestment. This is a clean, well-structured acquisition with full transparency into the asset's condition and history.

LOCATION & MARKET CONTEXT

South Fraser Way represents one of the most prominent commercial arteries in the City of Abbotsford—a municipality that has undergone sustained growth and continues to attract business activity across a broad range of professional sectors. The subject property benefits from strong vehicular exposure, established surrounding tenancy, and the broader momentum of the Fraser Valley as one of British Columbia's most dynamic regional economies.

Abbotsford's designation as a major urban centre within Metro Vancouver's extended regional framework further supports long-term demand for quality commercial space along this corridor, reinforcing the investment fundamentals of this property.



COMMERCIAL INVESTMENT OPPORTUNITY

NEW PRICE:
\$4,390,000

TENANCY STATUS:
FULLY TENANTED
100% OCCUPANCY

INCOME STREAMS
THREE (3)
INDEPENDENT UNITS

TENANT PROFILE
ESTABLISHED PROFESSIONAL
TENANTS

BUILDING RENOVATION
COMPREHENSIVE
TOP-TO-BOTTOM
RENEWAL, 2016

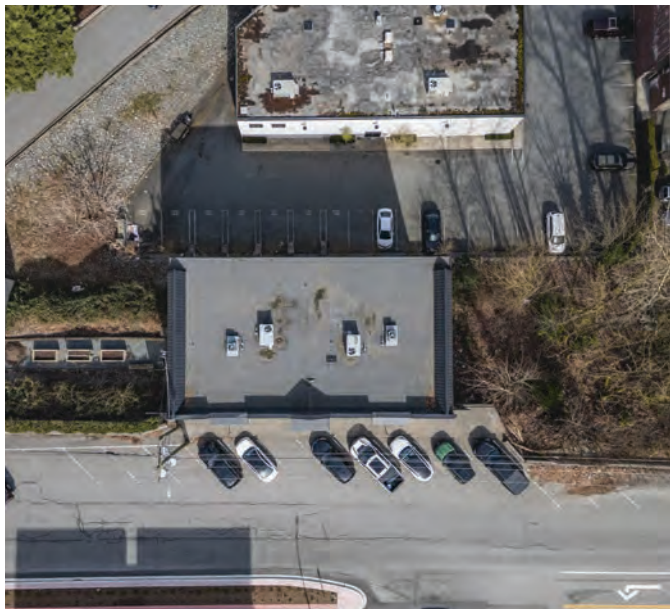
INVESTMENT PROFILE
STABILIZED, HANDS-OFF
INCOME PROPERTY

MLS NUMBER:
C8078618

ZONING:
C7 - HISTORIC DOWNTOWN
COMMERCIAL ZONE

2016 TOP-TO-BOTTOM
RENOVATION
ENCOMPASSING ALL PRIMARY
BUILDING SYSTEMS AND
EXTERIOR COMPONENTS

HIGHLY TRAVELED CORRIDOR
MEANS HIGH VISIBILITY



MAJOR
ARTERY
FRONTAGE,
WALKABLE
LOCATION

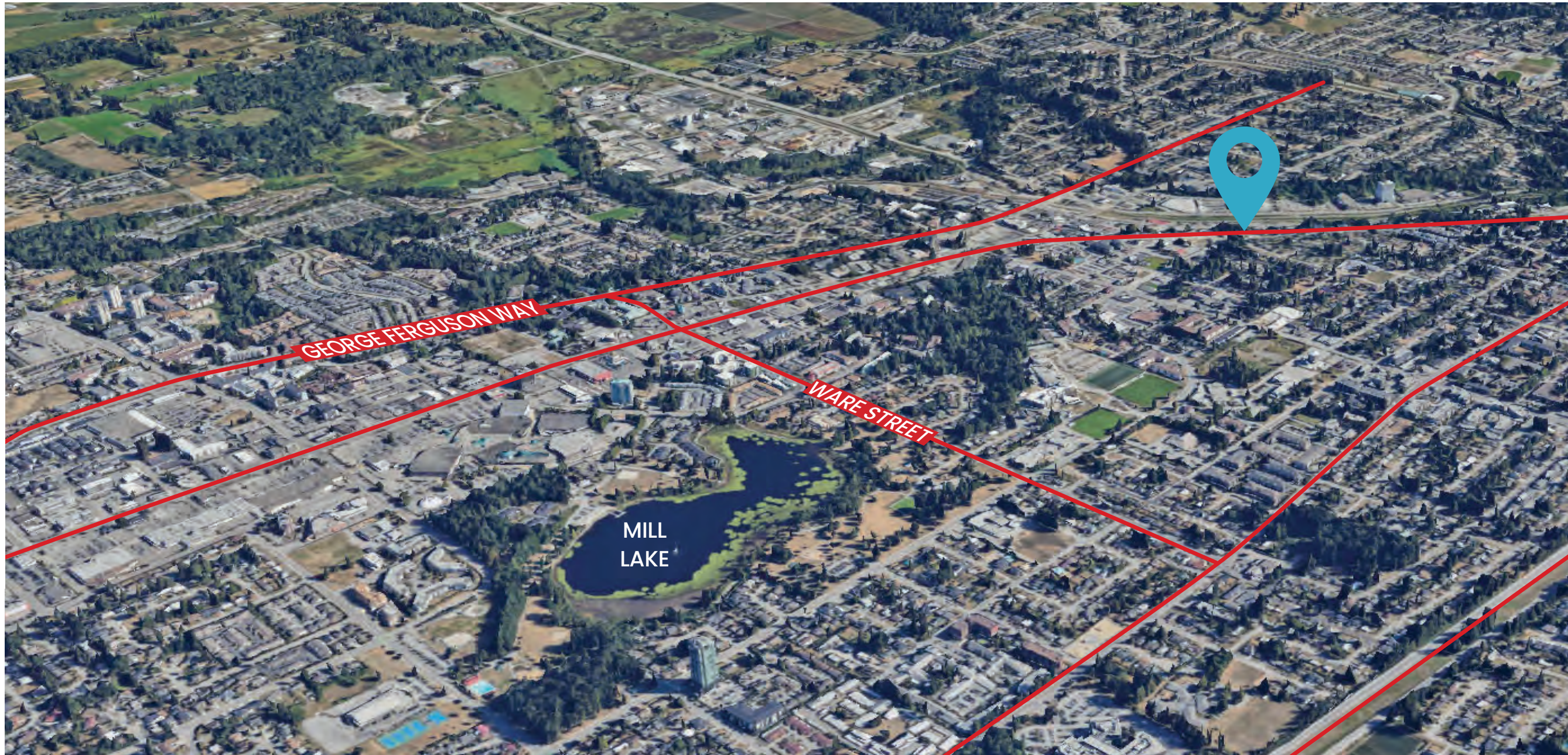
LOCATED IN
DEVELOPING
COMMUNITY
WITH GROWING
RESIDENTIAL
VOLUME

AMPLE STREET
PARKING ON
SOUTH FRASER
WAY



HIGHLY VISABLE COMMERCIAL BUILDING
LOCATED ON EDGE OF
HISTORIC DOWNTOWN ABBOTSFORD
FRONTAGE FACING
SOUTH FRASER WAY

CDW



SOUTH FRASER WAY

MARSHALL ROAD

GEORGE FERGUSON WAY

WARE STREET

TRANS CANADA
HIGHWAY (HWY 1)

MILL
LAKE

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