



FOR LEASE

Unit 4 - 34252 Marshall Road, Abbotsford, BC

UNIT SIZE: 4,900 SF



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501 - 889 Pender Street, Vancouver

PROPERTY DESCRIPTION

This highly visible end-cap unit offers a rare opportunity to lease in a well-maintained mixed-use commercial complex in East Abbotsford. Currently improved for a service-commercial use by a non-profit society, the space is ideal for a wide range of tenants. Located steps from major national retailers including Walmart, Home Depot, Dollarama, and Trail Appliances, the property benefits from excellent exposure, easy access, and strong surrounding traffic.

***Not suitable for a daycare.**

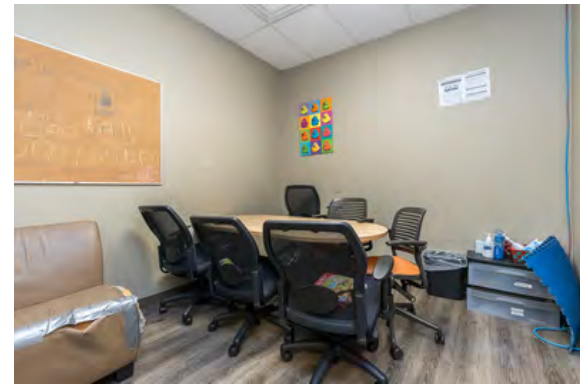
PROPERTY HIGHLIGHTS

LEASE RATE:
\$25.00/SF

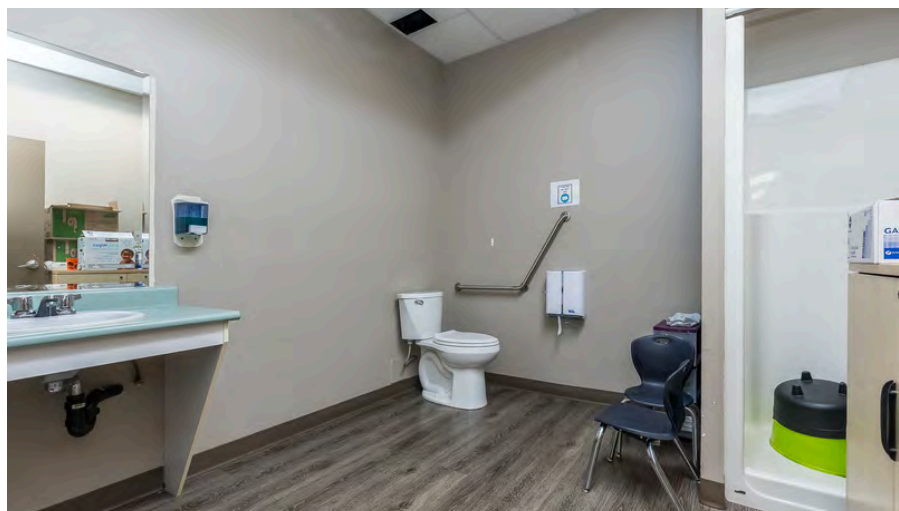
ADDITIONAL RENT:
\$12.06/SF

MLS NUMBER:
C8068832

AVAILABILITY:
TBD



Zoned CSC(Secondary Commercial Zone, the premises permits a variety of -community-serving businesses including: retail stores, garden centres, building supply outlets, restaurants and coffee shops, salons and spas, professional and medical offices, financial institutions, health care clinics, indoor recreation, community services, printing services, and courier/delivery services. A versatile opportunity in one of Abbotsford’s most active retail nodes—perfect for service-based or retail-oriented operations looking to grow.







#4 - 34252 MARSHALL ROAD,
ABBOTSFORD, B.C.

FLOOR PLAN



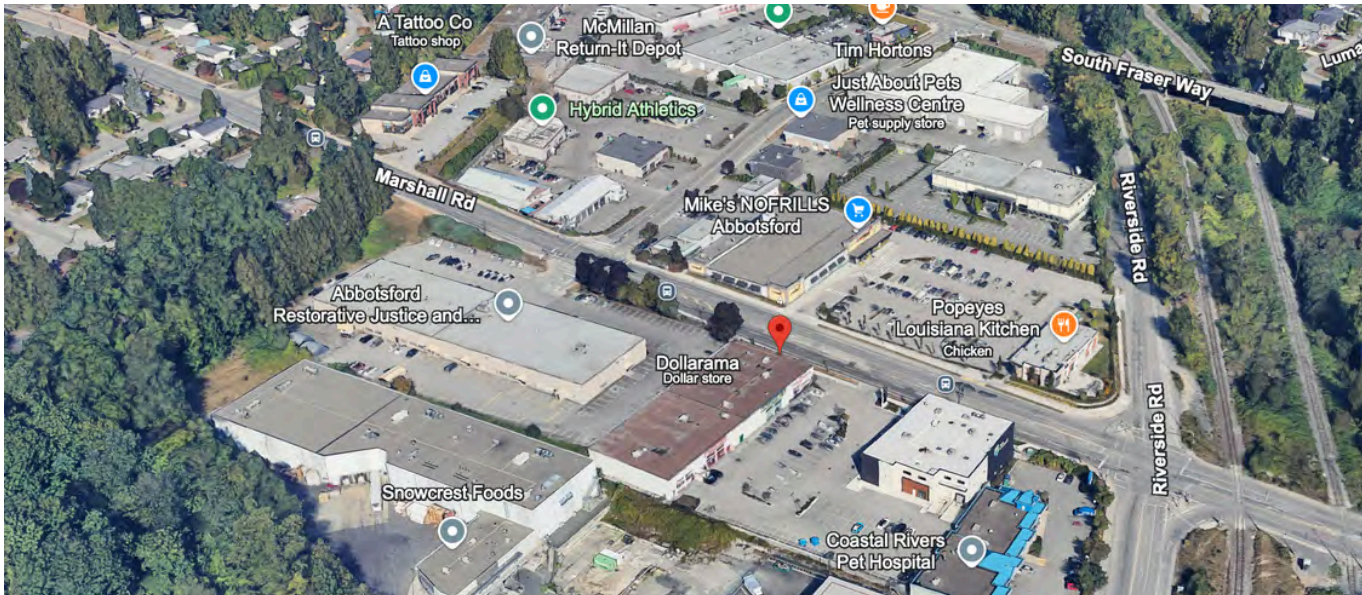
CRAIG W. NICHOLS
MEASURE MASTERS



1" = 6'
SCALE

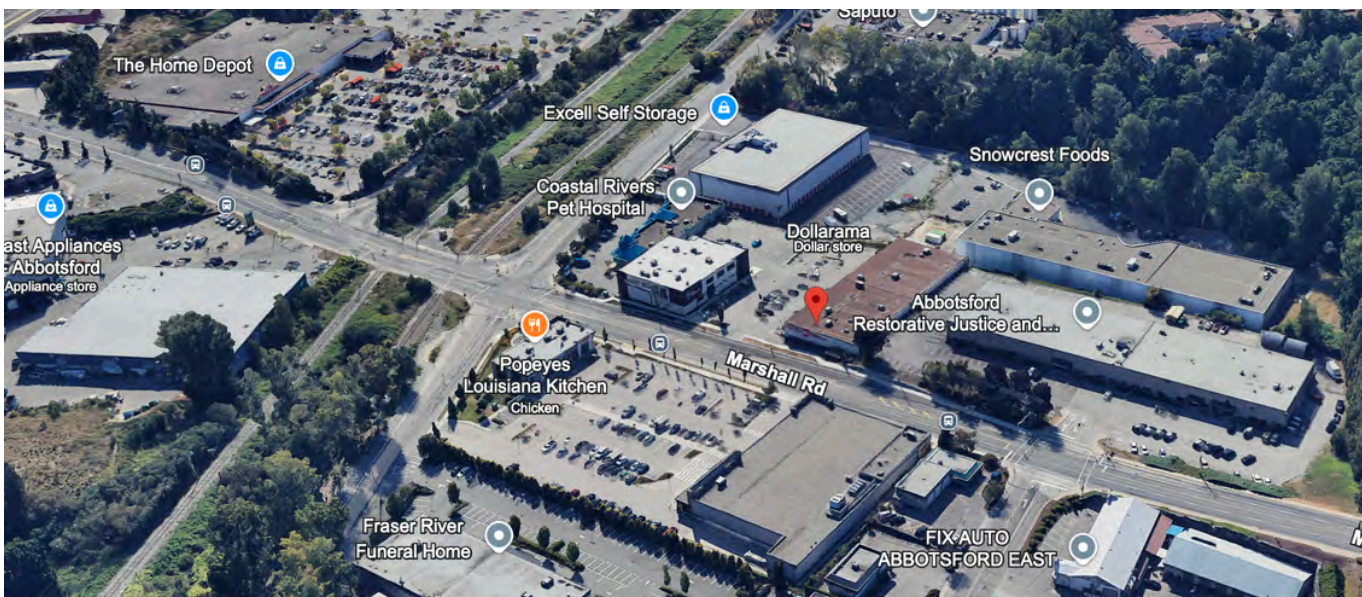
DRAWN BY: CN
DATE: APRIL 2025
REVISED:

LOCATION - ABBOTSFORD



FLEXIBLE ZONING:
ALLOWS RETAIL,
SERVICE, MEDICAL
& OFFICE USES.

**HIGH-EXPOSURE
LOCATION:** END-
CAP UNIT NEAR
WALMART, HOME
DEPOT & MORE.



**PRIME EAST
ABBOTSFORD:** BUSY,
ACCESSIBLE SPOT IN
A WELL-KEPT
COMPLEX.



CONTACT US FOR MORE INFORMATION

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