

FOR SALE OR LEASE

RARELY AVAILABLE RESTAURANT/OFFICE/RETAIL OPPORTUNITY

5814 RIVERSIDE STREET, MATSQUI VILLAGE/ABBOTSFORD BC

3,120 SF | FLEXIBLE COMMERCIAL ZONING | HIGH-EXPOSURE "MAIN STREET" LOCATION



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OPPORTUNITY

Marcus & Millichap is pleased to offer the opportunity to purchase 5814 Riverside Street, located in Matsqui Village, between Mission and Abbotsford.

Rare Opportunity

With commercially zoned properties in historic Matsqui Village numbering in the single digits, this asset offers the purchaser a unique opportunity to establish a retail, restaurant or service business with potential to become a destination or community-hub.

High Exposure

This corner property is a focal point of the village's "Main Street" and Abbotsford's Traffic Data Program estimates exposure to roughly 4500 vehicles per day (VPD), with nearby Highway 11 seeing approximately 25,000 VPD. The property is also located next to the community's premiere child-care facility, guaranteeing additional daily exposure.

Capital Improvements

Membrane roofing and foundation are less than 10-years old. Building and mechanical systems meticulously maintained.

OFFERING HIGHLIGHTS



Possession
Immediate



Parking
8 on-site parking stalls and ample street parking



Zoning
C-1 (Local Commercial) allows for a wide variety of commercial uses such as child-care, health care, indoor recreation, office, restaurant/coffee shop and retail



Flexible Layout
Currently configured as a restaurant and a small office, the building can be demised for a variety of commercial uses



Liquor License
Possibility of Liquor License transfer



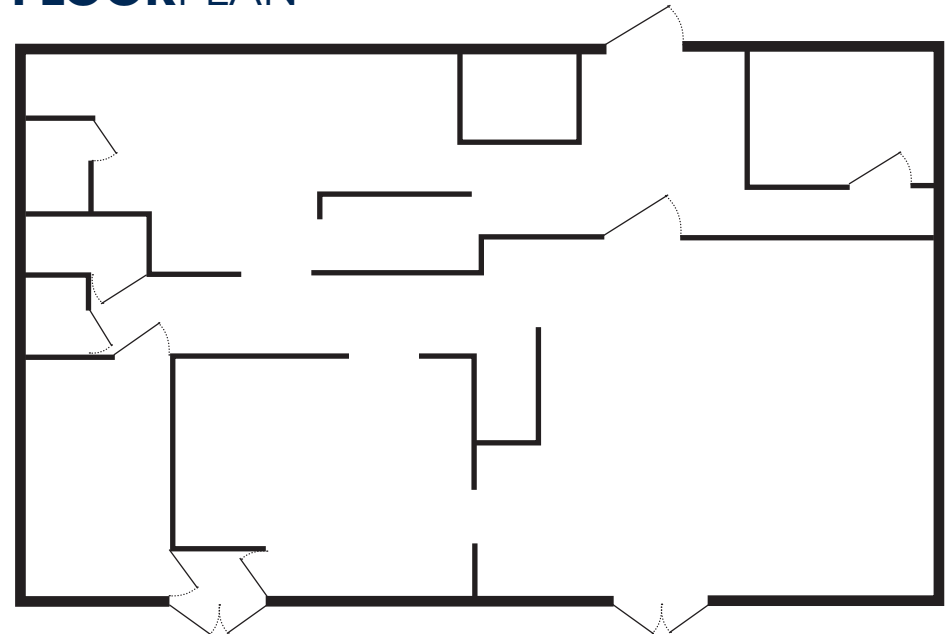
Asking Price
\$1,600,000 \$1,399,000



Lease Detail
Basic Rent: \$17.50/SF
Additional Rent: \$3.09/SF (2025 est.)



FLOORPLAN



*All measurements are approximate and not to scale



LOCATION OVERVIEW

The subject property is located in the center of historic Matsqui Village, equidistant to Mission and Abbotsford, just off Highway 11. Known for its heritage charm, it is a family-focused community, currently home to about 3,000 people. It retains its small-town feel, while being less than 10-minutes' drive from either Mission or Abbotsford. Both Mission and Abbotsford are quickly growing communities with estimated populations of roughly 47,000 and 180,000 respectively.

BUILDING DETAILS

Address	5814 Riverside Street, Matsqui Village/Abbotsford BC
PID	009-097-660
Building Size	3,120 SF
Ceiling Height	8'6"
Electrical Service	Single Phase 120/240V/100A
Taxes (2025)	\$7,650.00





DASMESH PUNJABI
SCHOOL

SUBJECT PROPERTY



GRACE AVE

MATSQUI
COMMUNITY HALL

ST OLAF AVE

MÁTHXWI
ELEMENTARY
SCHOOL

GEORGE AVE

WALLACE ST

ELIZABETH AVE

CANADA
POST

CENTEX

ABBOTSFORD MISSION HWY

HARRIS RD

Marcus & Millichap

MISSION



VANCOUVER
DRIVE TIME 1H 15MIN (72KM)

CHILLIWACK
DRIVE TIME 40MIN (32KM)



FRASER RIVER

MATSQUI VILLAGE

ABBOTSFORD



ALDERGROVE BORDER
DRIVE TIME 35MIN (16.5KM)

SUMAS BORDER
DRIVE TIME 21MIN (8KM)



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