

Court
Ordered Sale



32615 South Fraser Way | Abbotsford, BC

FOR SALE | Six fully improved retail and office strata units in The Mark

Sam Nakhleh

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Senior Vice President

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32615 South Fraser Way

Abbotsford, BC

Opportunity

To acquire six fully improved retail and office strata units in The Mark via the court ordered conduct of sale process. The Mark was developed by Diverse Properties and completed in 2017.

There are three ground floor retail/office units totaling 4,344 SF with eight dedicated parking stalls, two second floor office units with northwest exposure totaling 2,552 SF also with eight dedicated parking stalls, and one third floor office unit also with northwest exposure totaling 1,166 SF with five dedicated parking stalls. The units may be sold with vacant possession, on a floor by floor basis, providing an excellent entry point for owner/occupiers of various sizes.

Location

The strata lots are located in a three storey, retail with office above, building at the northwest corner of South Fraser Way and Allwood Street directly across the street from the Save On Foods anchored West Oaks Mall in Abbotsford, BC.

Unit Summary

SL#/Unit	Unit Area (SF)	Assessed Value	Strata Fees	Property Taxes
24/102	1,475	\$1,176,000	\$11,084.76	\$13,291.91
25/103	1,466	\$1,170,000	\$11,084.76	\$13,223.53
26/104	1,403	\$1,123,000	\$10,595.76	\$12,687.74
32/203	1,366	\$969,000	\$10,269.72	\$10,928.09
33/204	1,166	\$826,000	\$8,802.60	\$9,412.75
40/304	1,166	\$839,000	\$8,802.60	\$9,560.80
Total	8,042	\$6,103,000	\$60,640.20	\$69,104.82

Salient Details

Civic Address

Units 102, 103, 104, 203, 204 and 304 at 32615 South Fraser Way, Abbotsford, BC

Legal Description

Strata Lots 24, 25, 26, 32, 33 and 40 District Lot 20 Township 16 New Westminster District Strata Plan EPS1494 Together With An Interest In The Common Property In Proportion to the Unit Entitlement Of The Strata Lot In Proportion To The Unit Entitlement Of the Strata Lot As Shown On Form V.

PID: 030-265-827, 030-265-835, 030-265-843, 030-265-908, 030-265-916 and 030-265-983

Unit Area

8,042 SF

Zoning

C5 - City Centre Commercial Zone

Parking

Each strata unit Includes designated underground parking stalls

Price*

Units 102, 103 and 104 (SL 24, 25 and 26) \$3,999,000

Units 203 and 204 (SL 32 and 33) \$1,999,000

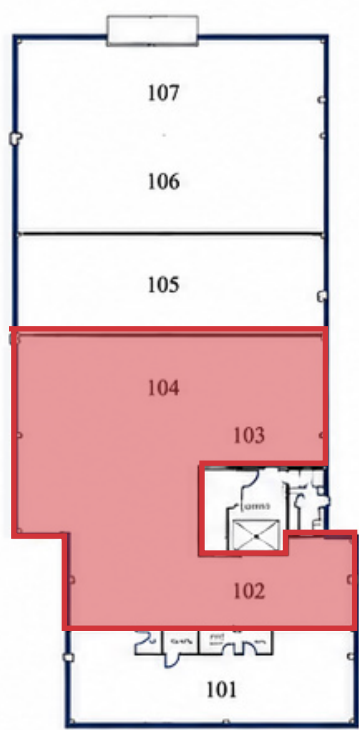
Unit 304 (SL 40) \$899,000

**All offers subject to court approval*

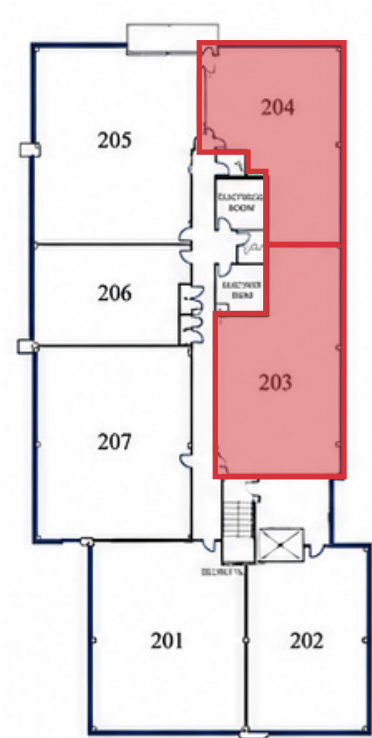


Floor Plans

Ground Floor



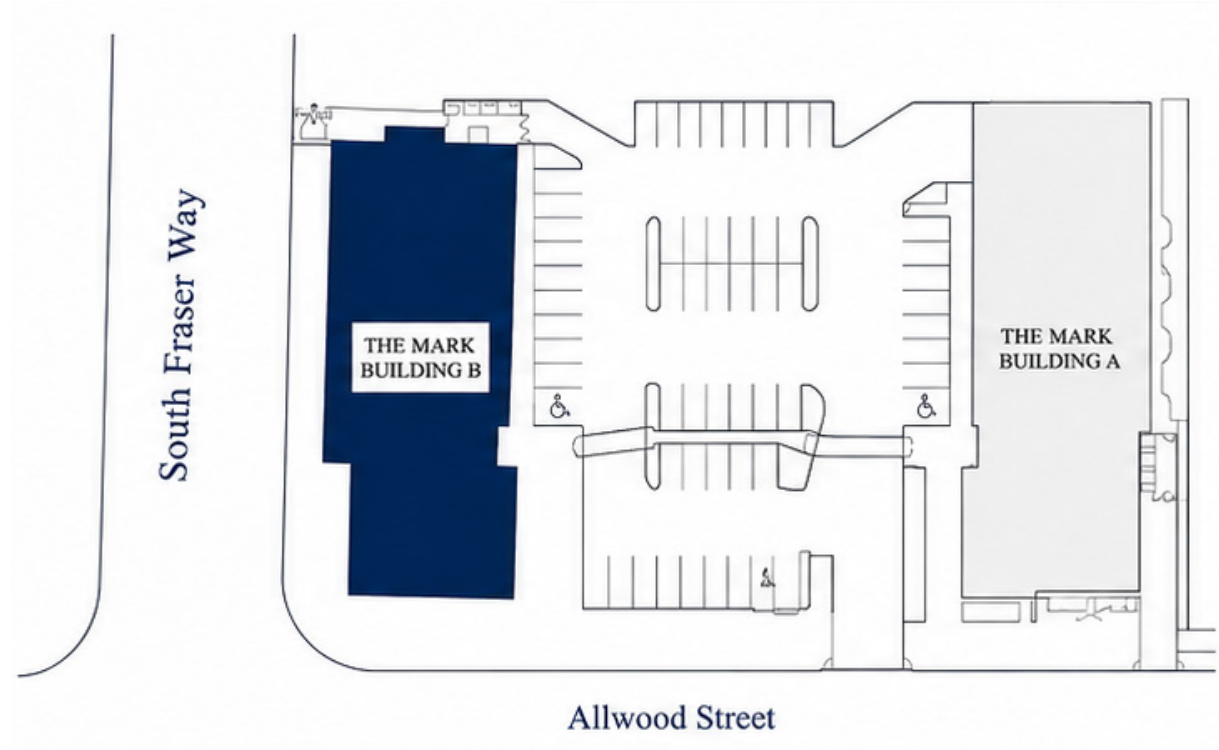
Second Floor



Third Floor



The Mark Buildings A & B



DRIVE TIMES



3 MIN
HIGHWAY 1



10 MIN
ABBOTSFORD
INTERNATIONAL AIRPORT



5 MIN
MILL LAKE PARK



10 MIN
ABBOTSFORD REGIONAL
HOSPITAL



5 MIN
BOURQUIN EXCHANGE /
TRANSIT

TRETHEWEY ST

GEORGE FERGUSON WY

GLADWN RD

32615
SOUTH FRASER

SOUTH FRASER WAY

CLEARBROOK
TOWN SQUARE

WEST OAKS
MALL

HILLCREST AVE

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NAICommercial

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