

FOR SALE

33261 SOUTH FRASER WAY & 33264 OLD YALE ROAD, ABBOTSFORD, B.C.

HIGH-PROFILE FULLY LEASED NNN INVESTMENT OPPORTUNITY ON SOUTH FRASER WAY

PRICE REDUCTION



- **\$7,278,000 (4.75% CAP RATE)**
\$7,700,000 (4.50% CAP RATE)
- **THREE FULLY LEASED BUILDINGS ON 35,384 SF LOT**
- **SECURED BY MR. LUBE & ENTERPRISE RENT-A-CAR CORPORATE COVENANTS**

Marcus & Millichap

S FRASER WAY
(28,918 VPD)

OPPORTUNITY







Marcus & Millichap is pleased to announce for sale 33261 South Fraser Way & 33264 Old Yale Road Abbotsford, B.C. (the "Subject Property"). The Subject Property presents a rare opportunity for an investor to acquire three fully leased buildings operating on NNN leases with a strong tenant roster. The Subject Property features a total of 8,325 SF of rentable area on 36,259 SF lot with frontage on South Fraser Way with easy access and ample parking.

SALIENT DETAILS

Address:	33261 South Fraser Way & 33264 Old Yale Road, Abbotsford, B.C.
PID:	018-081-487 & 002-172-445
Zoning:	C-4 (Service Commercial Zone) C-5 (City Centre Commercial)
Land Use:	Apartment (2.5 FSR) - 2025 Abbotsford OCP Draft Update
Land Size:	36,259 SF (0.83 Acres)
Leasable Area:	8,325 SF
Parking Stalls:	+/- 29 Stalls
NOI (May 2025):	\$345,747
Price:	\$7,278,000
Cap Rate:	4.75%
Tenants:	Mr. Lube Canada Enterprise Rent-A-Car Canada Valley Pine Learning Centre



HIGHLIGHTS

-  Rarely available, income-producing property secured by a strong tenant roster on landlord-friendly NNN leases.
-  8,325 SF of leasable area on a 36,259 SF (0.83 Acres) site with excellent exposure and direct access from South Fraser Way - rare low lot coverage property in Abbotsford.
-  Secured by corporate covenants of both Mr. Lube Canada & Enterprise Rent-A-Car Canada.
-  Positioned along Abbotsford's primary thoroughfare, South Fraser Way, with strong visibility to both vehicular and pedestrian traffic benefiting from 28,918 vehicles per day.
-  Situated within a rapidly growing area, just 1km of the Subject Property, this region has experienced a population growth of 13.6% population between 2017 and 2022, and is projected to continue expanding by over 7.9% from 2022 to 2027.
-  Abbotsford 2050, Abbotsford's 2025 OCP update has the Subject Property as Apartment in their draft land use plan which allows for 6 storey apartment buildings with a FSR of 2.5x.









MARKET OVERVIEW

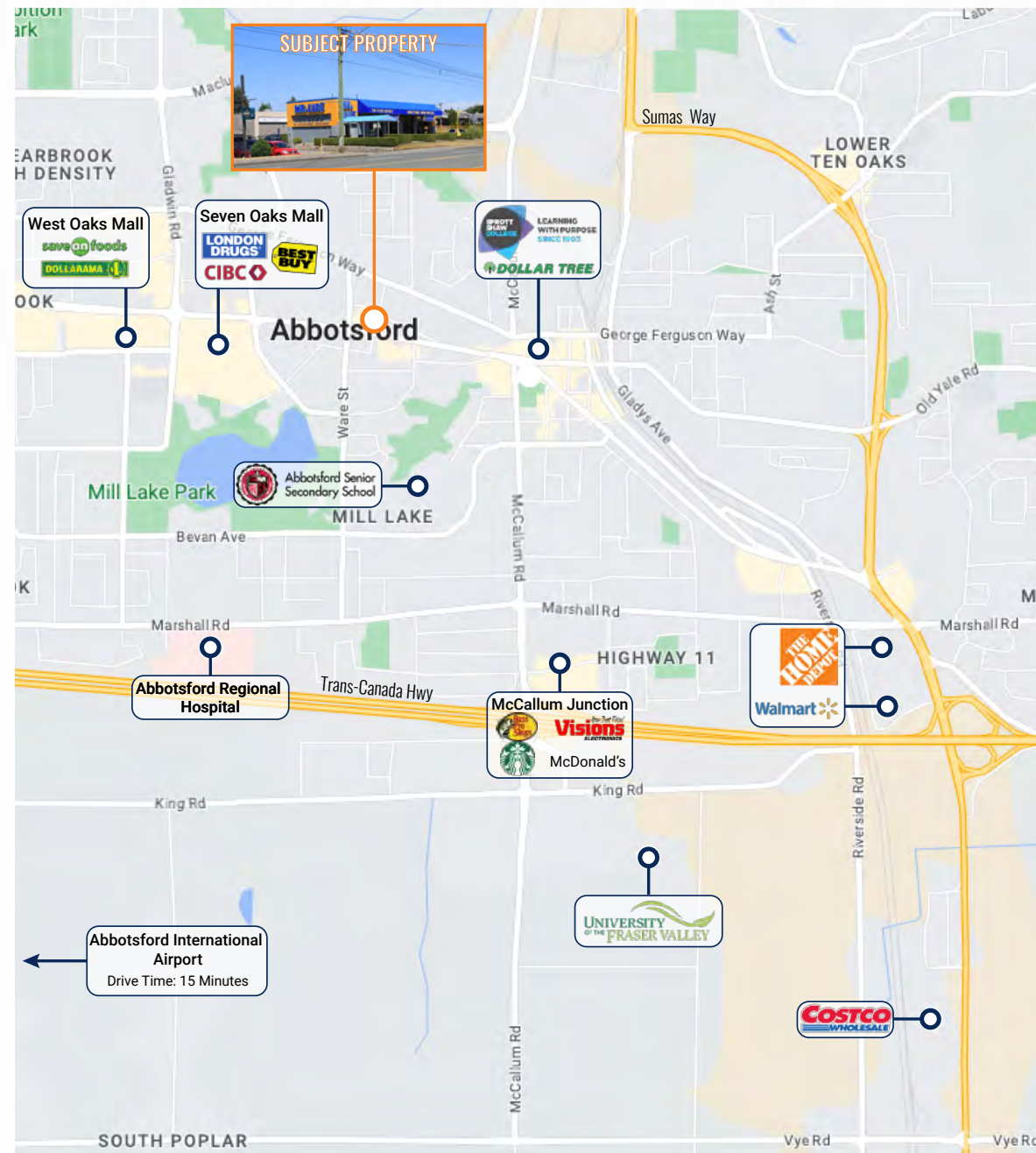
ABBOTSFORD

Abbotsford, the largest municipality in the Fraser Valley and the 5th largest in British Columbia, is home to 164,634 residents and is consistently ranked as one of the fastest-growing communities and local economies in Canada. Located just 60 minutes east of Vancouver, the city boasts excellent connectivity, with an international airport and border crossing providing seamless access to both domestic and global markets.

Situated in the heart of the Fraser Valley, Abbotsford is home to key regional economic drivers, including the Abbotsford International Airport, the University of the Fraser Valley, and a diverse range of industries. Its central location, access to major transportation networks, and proximity to both the U.S. and Asia-Pacific ports make it an ideal hub for international companies entering the North American market.

HIGHLIGHTS

-  Largest municipality in the Fraser Valley and the 5th largest in the province.
-  Total Population: 164,634
-  Average Home Price: \$794,744
-  Approximately 30,000 additional citizens expected by 2040
-  Key transportation hub with Abbotsford International Airport (YXX) serving over 1.2 million passengers annually
-  Major Industries: Advanced Manufacturing, Aerospace, Agriculture & Agri-tech, and Information, Communication and Clean Technology
-  Average Household Income: \$108,300
-  Home to University of Fraser Valley (UFV) with over 15,000 students



TENANT HIGHLIGHTS



Mr. Lube: Mr. Lube is Canada’s largest quick lube and automotive maintenance service provider, proudly 100% Canadian owned and operated. With 170 locations, Mr. Lube has earned recognition as a Platinum Club member of Canada’s Best Managed Companies, an honor awarded for 14 consecutive years in 2024.



Enterprise Rent-A-Car: Enterprise Rent-A-Car is the largest transportation solutions provider globally, offering car and truck rentals through a network of over 9,500 locations. With nearly 70 years of industry leadership, Enterprise has built a reputation as a trusted and reliable name in the car rental sector.



Valley Pine Learning Centre: Valley Pine Learning Centre is a licensed childcare facility in Abbotsford, offering full-day care for children aged 0 to 5 years. With locations at 33264 Old Yale Road and 100-2485 West Railway Street, the centre focuses on fostering social and emotional well-being in a nurturing environment.

PROPERTY PHOTOS



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