

COMMERCIAL



For Sale

33735 ESSENDENE AVE. COMMERCIAL BUILDING

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For Lease

For Lease

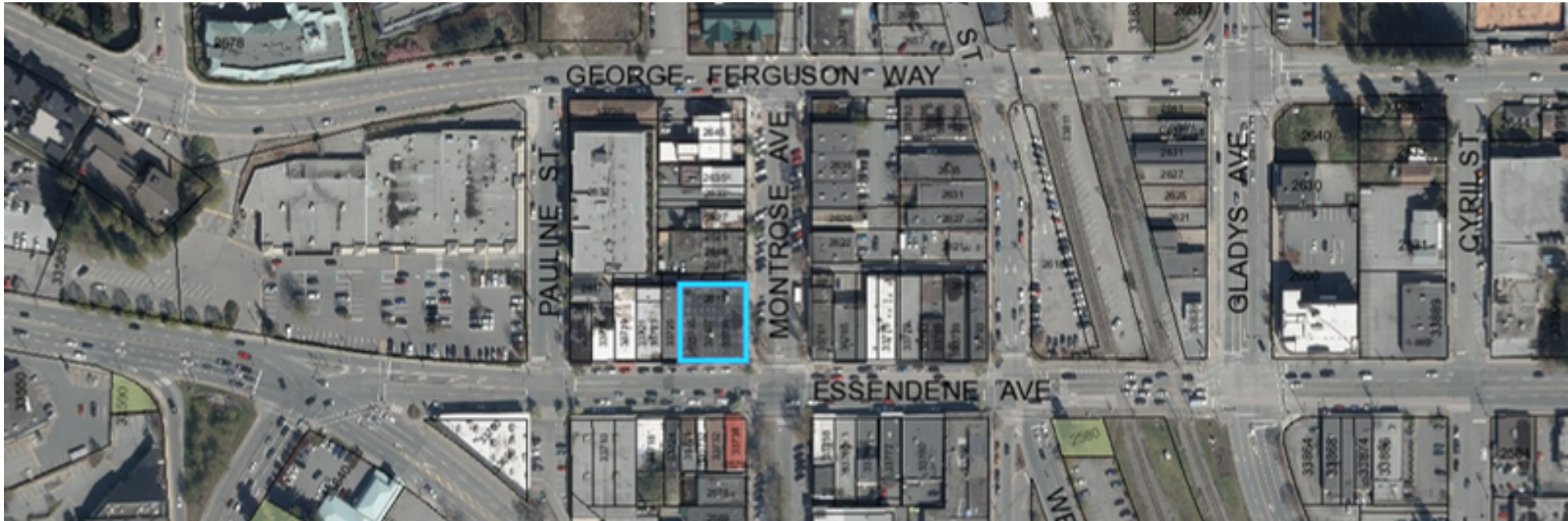
For Lease

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**The sale of this property includes
3 separate titles with 7 leasable commercial retail units:**

Located in the Historic Downtown Abbotsford



Currently 100% leased
\$324,000 yearly income currently 5.2% CAP RATE

Asking \$6,499,900

This Information is for marketing purposes only. Buyer or Buyers Agent to verify prior to making purchasing decision.

**Prime Multi-Tenanted Commercial Investment in Historic Downtown
Abbotsford - offering approx. 15,000 sq.ft. of renovated retail & commercial
space in the heart of Abbotsford's thriving Historic Downtown is
now available for sale!**

**This multi-tenanted building features 7 leasable spaces, each updated within
the past five years, and occupied by thriving businesses such as a med spa,
cafe, dance studio, tattoo studio, and a board game shop - creating a dynamic
and diverse tenant mix.**

**Zoned C7, this property allows for versatile uses, including retail, office, cafe,
and recreation facilities, offering exceptional flexibility.**

**Located in a high-traffic area with excellent pedestrian and vehicular visibility;
this investment ensures strong exposure and accessibility.**

**Seize this opportunity to be part of the flourishing Historic Downtown
community.**

Contact today to schedule a viewing!

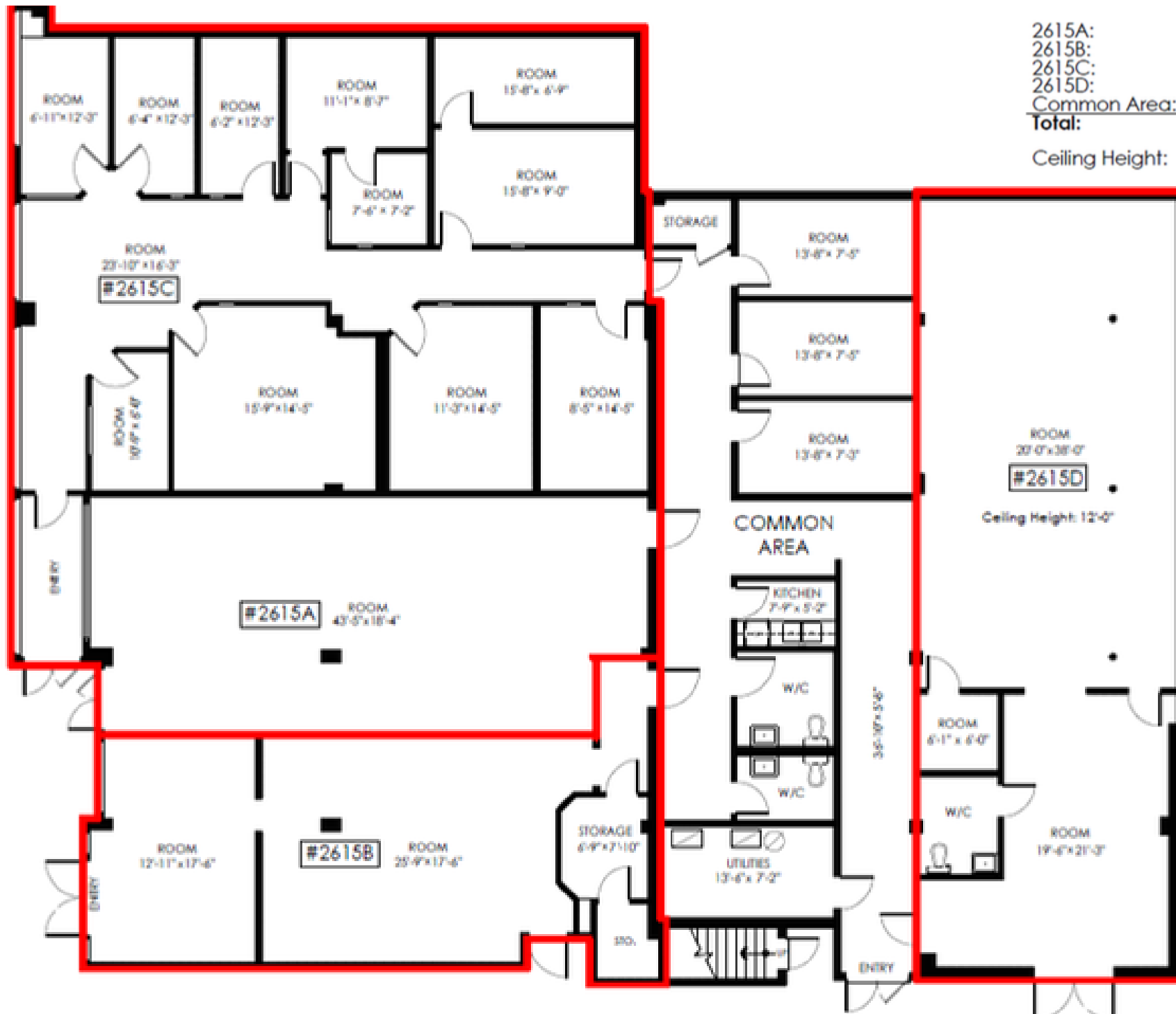
This floor plan illustrates a multi-unit residential building with the following layout:

- Top Section:** Includes a **ROOM 12-4' x 6-0"**, **ROOM 5-0' x 7-0"**, **ROOM 5-0' x 7-0"**, and **ROOM 7-0' x 12-0"**. There are also several **W/C** (bathroom) and **UTL** (utility) areas.
- Left Section:** Features a **ROOM 17-7' x 22-0"**, a **STORAGE 7-4' x 5-4'**, and a **ROOM 20-2' x 19-8"**. A **W/C** and a **ROOM 5-8' x 7-8"** are also present.
- Central Section:** Contains a **ROOM 14-5' x 13-0"**, a **ROOM 16-10' x 7-3"**, a **ROOM 24-11' x 9-0"**, and a **ROOM 24-11' x 39-10"**. There are also **W/C** and **STORAGE** areas.
- Right Section:** Includes a **ROOM 17-9' x 09-10"**, a **ROOM 11-0' x 16-11"**, a **ROOM 14-11' x 37-0"**, and a **ROOM 24-0' x 29-0"**.
- Bottom Section:** Shows a **ROOM 19-5' x 82-1"**, a **ROOM 11-9' x 18-3"**, a **ROOM 11-9' x 14-6"**, a **ROOM 11-9' x 15-3"**, a **ROOM 7-4' x 55-0"**, a **ROOM 9-1' x 37-3"**, a **ROOM 19-5' x 23-0"**, and a **ROOM 24-0' x 29-0"**. There are also **ENTRY** points and **W/C** areas.
- Identifiers:** The plan includes several unit identifiers: **#33735A**, **#33735B**, **#33737**, and **#33739**.
- Other Features:** The plan shows various **W/C** (bathroom) and **STORAGE** areas, as well as **ENTRY** points and **UTL** (utility) rooms.

Ceiling Height: 11'-0"

STORAGE

2615 Montrose Ave Abbotsford



2615A:	804 sq.ft.
2615B:	840 sq.ft.
2615C:	1,897 sq.ft.
2615D:	1,288 sq.ft.
Common Area:	1,175 sq.ft.
Total:	6,004 sq.ft.

Ceiling Height: 10'-0"

Ceiling Height: 12'-0"





Comm - Detailed Tax Report

Property Information



Prop Address	33735 ESSENDENE AV	Jurisdiction	CITY OF ABBOTSFORD
Municipality	CITY OF ABBOTSFORD	Neighborhood	615-COMMERCIAL
Area	ABBOTSFORD	SubAreaCode	F78
PropertyID	001-649-256	BoardCode	F
PostalCode	V2S 2G7		

Property Tax Information

TaxRoll Number	6223036201	Gross Taxes	\$21,917.14
Tax Year	2026	Tax Amount Updated	07/07/2026

More PIDS

001-649-256

More PIDS2

Owner Name & Mailing Address

Owner1 1	Owner2 1
Owner1 2	Owner2 2
Mail Addr1	Mail Addr3
Mail Addr2	Mail Addr4
MailPostalCode	

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
NWS1081	2			36	22	16		

Legal FullDescription

STRATA LOT 2, PLAN NWS1081, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	COMMERCIAL STRATA-LOT		
BCA Description	RETAIL STORE	Zoning	C7 C7 - HISTORIC DOWNTOWN COMM
WaterConn			
BCAData Update	04/10/2026		

Comm - Detailed Tax Report

Property Information



Prop Address	33739 ESSENDENE AV UNIT# 3	Jurisdiction	CITY OF ABBOTSFORD
Municipality	CITY OF ABBOTSFORD	Neighborhood	615-COMMERCIAL
Area	ABBOTSFORD	SubAreaCode	F78
PropertyID	001-649-264	BoardCode	F
PostalCode	V2S 2G7		

Property Tax Information

TaxRoll Number	6223036211	Gross Taxes	\$21,442.26
Tax Year	2026	Tax Amount Updated	07/07/2026

More PIDS

001-649-264

More PIDS2

Owner Name & Mailing Address

Owner1 1	Owner2 1
Owner1 2	Owner2 2
Mail Addr1	Mail Addr3
Mail Addr2	Mail Addr4
MailPostalCode	

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWS1081	3			36	22	16		

Legal FullDescription

STRATA LOT 3, PLAN NWS1081, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	COMMERCIAL STRATA-LOT		
BCA Description	RETAIL STORE	Zoning	C7 C7 - HISTORIC DOWNTOWN COMM
WaterConn			
BCAData Update	04/10/2026		

Comm - Detailed Tax Report

Property Information

Prop Address	2613 MONTROSE AV	Jurisdiction	CITY OF ABBOTSFORD
Municipality	CITY OF ABBOTSFORD	Neighborhood	615-COMMERCIAL
Area	ABBOTSFORD	SubAreaCode	F78
PropertyID	001-649-281	BoardCode	F
PostalCode	V2S 3T5		

Property Tax Information

TaxRoll Number	6223036221	Gross Taxes	\$18,904.77
Tax Year	2026	Tax Amount Updated	07/07/2026

More PIDS

001-649-281

More PIDS2

Owner Name & Mailing Address

Owner1 1	Owner2 1
Owner1 2	Owner2 2
Mail Addr1	Mail Addr3
Mail Addr2	Mail Addr4
MailPostalCode	

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWS1081	4			36	22	16		

Legal FullDescription

STRATA LOT 4, PLAN NWS1081, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Land & Building Information

Width		Depth
Lot Size		Land Use
Actual Use	COMMERCIAL STRATA-LOT	
BCA Description	RETAIL STORE	Zoning
WaterConn		C7 C7 - HISTORIC DOWNTOWN COMM
BCADData Update	04/10/2026	

Actual Totals

Land	Improvement	Actual Total
\$1,336,000.00	\$110,000.00	\$1,446,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,336,000.00	\$110,000.00	\$0.00	\$10,000.00	\$1,436,000.00

School Taxable Totals

570 – Historic Downtown Commercial Zone (C7)

Intent: To accommodate commercial and mixed-Use developments up to four Storeys in Height in the Historic Downtown area

570.1 Permitted Uses (B/L 2454-2015)

Permitted Uses Table for C7 Zone	
Principal Uses	
.1 Animal Hospital	.13 Indoor Recreation Facility
.2 Apartment	.14 Liquor Store
.3 Brew-Pub	.15 Media Studio
.4 Child Care Centre	.16 Off-Street Parking
.5 Civic Use	.17 Office
.6 Coffee Shop	.18 Personal Service Establishment
.7 Commercial School	.19 Pub
.8 Congregate Housing (B/L 3249-2022)	.20 Restaurant
.9 Farmers Market	.21 Retail
.10 Financial Institution	.22 Seasonal Garden Centre
.11 Funeral Parlour	.23 Tourist Accommodation
.12 Health Care Office	
Accessory Uses	
.24 Bed and Breakfast	
.25 Home Occupation – Level 1	
.26 Boarding (B/L 3249-2022)	

570.2 Site Specific Permitted Uses and Development Regulations (B/L 3159-2021, 3023-2020)

.1 Assembly shall be a permitted Use on the following Lots:

- a. PID: 008-657-866
Legal Description:
Section 22 Township 16 Plan NWP75934 NWD Parcel A, Part SW 1/4

Editorial Note

Known civically as: 33738 Laurel Street

- b. PID: 025-787-209
Legal Description:
Lot B Block 50 Section 22 Township 16 Plan NWP464A NWD Except Plan BCP8706

Editorial Note

Known civically as: 2513 West Railway Street

570 – Historic Downtown Commercial Zone (C7)

- c. PID: 011-121-921
Legal Description:
Lot A Section 22 Township 16 Plan NWP07319 NWD Part SW 1/4

Editorial Note

Known civically as: 33868 Essendene Avenue

- d. PID: 011-247-398 and 011-247-436
Legal Description:
Lot D Section 22 Township 16 Plan NWP07629 NWD Lot C Plan NWP07629, Section 22, Township 16

Editorial Note

Known civically as: 33874 Essendene Avenue

- e. PID: n/a
Legal Description:
Section 22 Township 16 Plan NWP19446 NWD Part SW 1/4, Dedicated Park

Editorial Note

Known civically as: 2552 McCallum Road

- .2 A maximum Density shall not be applicable and Building Height shall be restricted to a maximum of 11.25 m or three Storeys, whichever is less on the following Lot: (B/L 3023-2020)

- a. PID: 011-569-018
Legal Description:
Lot 20 Except: West 10 Feet Block 40 Section 22 Township 16 New Westminster District Plan 464A

Editorial Note

Known civically as: 2549 Montvue Avenue

- .3 Notwithstanding Section 140.2.3, an Emergency Shelter Use shall be permitted on the following lot: (B/L 3440-2023)

- a. PID:015-919-889
Legal Description:
Parcel "A" Section 22 Township 16 New Westminster District Reference Plan 84686

Editorial Note

Known civically as: 2509 Pauline Street

570.3 Development Regulations

Development Regulations Table for C7 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.75 b. Where underground parking is provided, Density may be increased by the ratio of underground parking to required off-street parking, to a maximum additional FSR of 1.0.
.2 Minimum Setbacks (Front Lot Line)	a. 0.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 3.0 m, except 0.0 m where abutting a C zone
.4 Minimum Setbacks (Interior Side Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses – 0.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. 0.0 m
.6 Height (maximum)	a. 15.0 m or 4 Storeys, whichever is less
.7 Lot Coverage (maximum)	a. 95%

570.4 Landscaping and Off-Street Parking

- .1 In the event an existing Building is destroyed by fire within the Historic Downtown Commercial (C7) Zone, the reconstruction of the Building will be considered a renovation for the purpose of calculating parking requirements.
- .2 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

570.5 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principal Use(s). (B/L 3249-2022)
- .2 The minimum Dwelling unit size in an Apartment shall be 56 m².
- .3 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and

570 – Historic Downtown Commercial Zone (C7)

- c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .4 The ground Floor of Buildings in the C7 zone shall be designed to meet BC Building Code standards for commercial Uses.
- .5 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .6 An Apartment or Congregate Housing shall have all entrances, exits and lobbies entirely separated from those that access all other Uses. (B/L 3249-2022)
- .7 A Tourist Accommodation shall have a minimum of 10 rooms.
- .8 A Commercial School shall not be permitted on the ground floor of a Building.
- .9 A Retail Use shall not include: used goods, or sex or drug paraphernalia sales. (B/L 2454-2015)
- .10 Storage must be accessory to a permitted Use and:
 - a. not occupy more than 20% of the main floor area or be within 6.0 m of a window facing a Street at Street level; and
 - b. shall take place entirely within a wholly enclosed Building.
- .11 Notwithstanding the provisions of section 570.5.10, unenclosed storage related to Seasonal Garden Centre is permitted, subject to the following regulations:
 - a. shall not be located within 3.0 m of an Exterior Lot Line;
 - b. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - c. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .12 A Financial Institution or Office shall not consist of any of the following Uses or activities in the C7 zone: cheque cashing or personal loan services other than those regulated under the Financial Institutions Act or the Bank Act.
- .13 A Health Care Office shall not consist of any of the following Uses or activities in the C7 zone: detoxification centres, drug or alcohol addiction counseling or treatment centres, needle exchanges, safe injection sites, rehabilitation centres or any type of similar Uses or facilities.
- .14 An off-street parking Use shall not include parking for Commercial Vehicles.





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