

FOR LEASE
RETAIL/OFFICE

2635 W. Railway St.
Abbotsford, B.C.



**GREAT STORE FRONT TRAFFIC EXPOSURE AT THE NEXUS OF
ABBOTSFORD'S DOWNTOWN BUSINESS DISTRICT**

*** NOT SUITABLE FOR DAYCARES ***

Don't pass up this great opportunity to join the Hub of the Fraser Valley's thriving business scene! This well situated 3,687 sq.ft.* commercial space is conveniently positioned on busy traffic corridors with excellent exposure. The building exterior has just recently been refinished by the owner and the possibility to divide the building for two tenants. Historic Downtown Commercial Zone C-7 zoning permits a wide variety of uses including a brew-pub, coffee shop, financial institution, commercial school, office, retail, pub, restaurant, liquor store, and more!

Parking is next to the building and city parking also available. Access to all major traffic corridors and only mere minutes away from Hwy. 1.

Abbotsford is the largest municipality outside metro Vancouver and is home to the Abbotsford International Airport, TRADEX and exhibition centre with 120,000 sq.ft, a \$1.8 billion agriculture industry, the University of the Fraser Valley along with manufacturing and tech sectors. Convenient close proximity to the U.S. border adds to the many benefits of doing business in Abbotsford.

Don't miss out on this opportunity. Call BILL HAMILTON today!

** Size approximate*

Features

- **3,687 sq.ft.* or divide the building for two tenants**
- **Exterior recently refinished**
- **Ample parking**
- **Excellent street exposure**
- **Hub of the Fraser Valley**
- **Walking distance to transit, restaurants, shopping, amenities**
- **Within minutes to:**
 - **Abbotsford International Airport**
 - **University of the Fraser Valley**
 - **TRADEX & Exhibition Centre**
 - **Hwy. 1**
- **Zoning C-7**

*** NOTE: NO DAYCARES**

** Size approximate*

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca



Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

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Abbotsford retail or office space for rent. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

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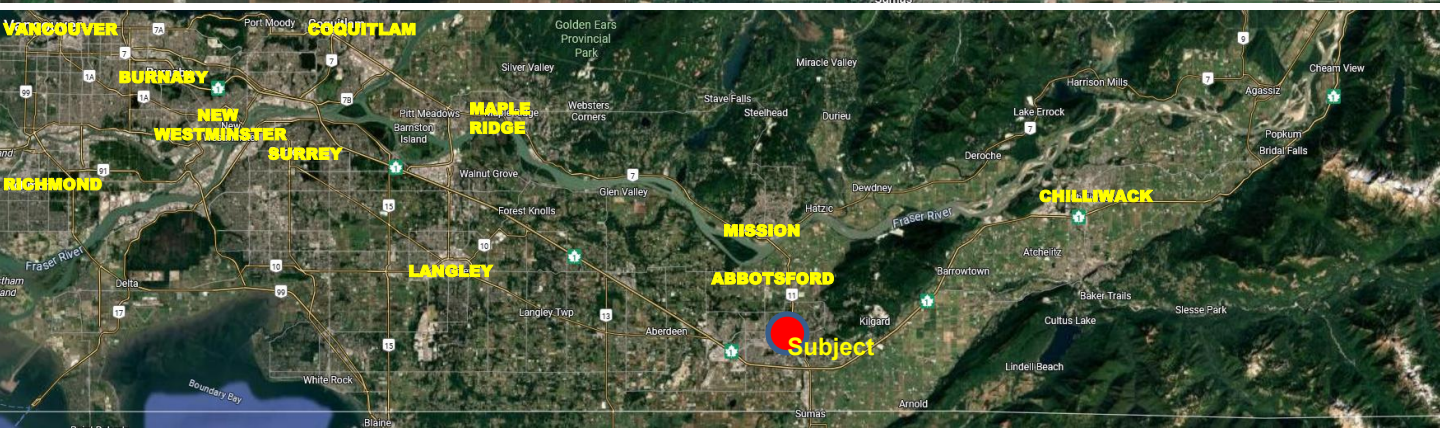


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