



102-32059 Hillcrest Avenue, Abbotsford, BC

Property Highlights

- ▶ 593 SF Ground Floor Retail showroom
- ▶ 771 SF Second Floor Office Area
- ▶ Highly visible street front in central Abbotsford
- ▶ Ample Parking

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102-32059 Hillcrest Avenue

Abbotsford, BC

The Opportunity

The property represents an opportunity to purchase a commercial strata unit in first phase of the Cedar Park Plaza. The subject unit has a total gross leasable area of 1,364 sq.ft., including 593 sq.ft. of ground floor commercial space and 771 sq.ft. of second floor office space. The property is zoned C5 and the City of Abbotsford designates the property as "Urban Centre." The intent of this designation is to enable a mix of multifamily and commercial uses to strengthen existing hubs that serve a city-wide function. Buildings typically include a mix of retail and/or office space on lower floors and residential units on upper floors. Uses include multi unit residential, commercial and mixed use (residential and commercial).

Location

The property is located on the north side of Hillcrest Avenue just east of Clearbrook Road in The City of Abbotsford's Clearbrook area. The property has easy access to the TransCanada Highway, all amenities, and the rest of the Lower Mainland.



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Property Details

Civic Address

102-32059 Hillcrest Avenue
Abbotsford, BC V3L 3A54

Legal Description

Strata Lot 2 Section 20 Township 16
New Westminster District Strata Plan
EPS2091
PID: 029-346-592

Unit Size

Mezzanine Office	660 SF
Storage	983 SF
Showroom	2,672 SF
Total	4,315 SF

Property Taxes

\$10,232.54 (2026)

Zoning & OCP Designation

C5 (City Centre Commercial Zone)

Price

\$775,000.00