

2,398 SF

NAI Commercial



B8 - 33733 King Road | Abbotsford, BC

## FOR SALE

### Strata Industrial Warehouse

Presenting the opportunity to acquire an upgraded and well-maintained 2,398 SF strata industrial warehouse. This unit is located in the King Road Industrial Park offering easy access to Highway 1.

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# B8 - 33733 King Road

## Abbotsford, BC

### Unit Features

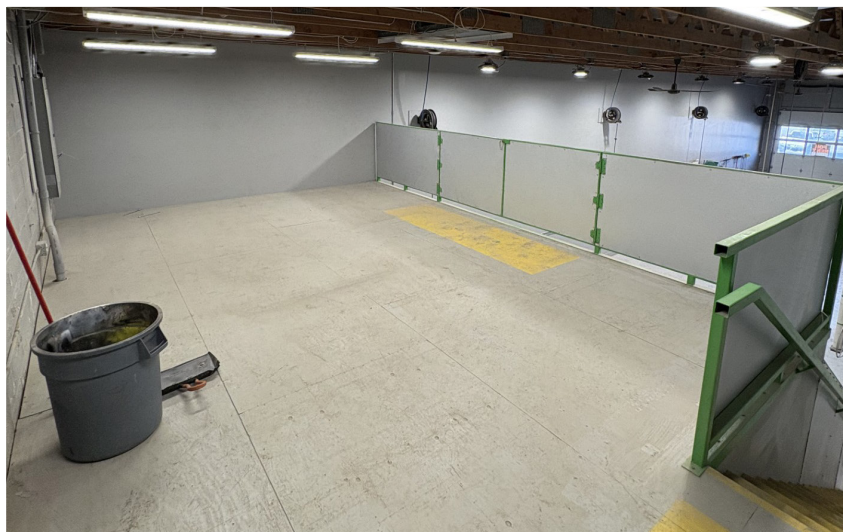
The unit features 17'10" clear height warehouse space, steel mezzanine, additional office space, and one grade level loading door offering flexibility for a variety of industrial and commercial uses. The I2 (general industrial) zoned space was upgraded in 2021 with upgraded electrical service, air compressor and lines throughout, new mezzanine and office space, and more. This unit is ideal for both owner-occupiers or investors with the opportunity to acquire a pristine unit in an ideal location.

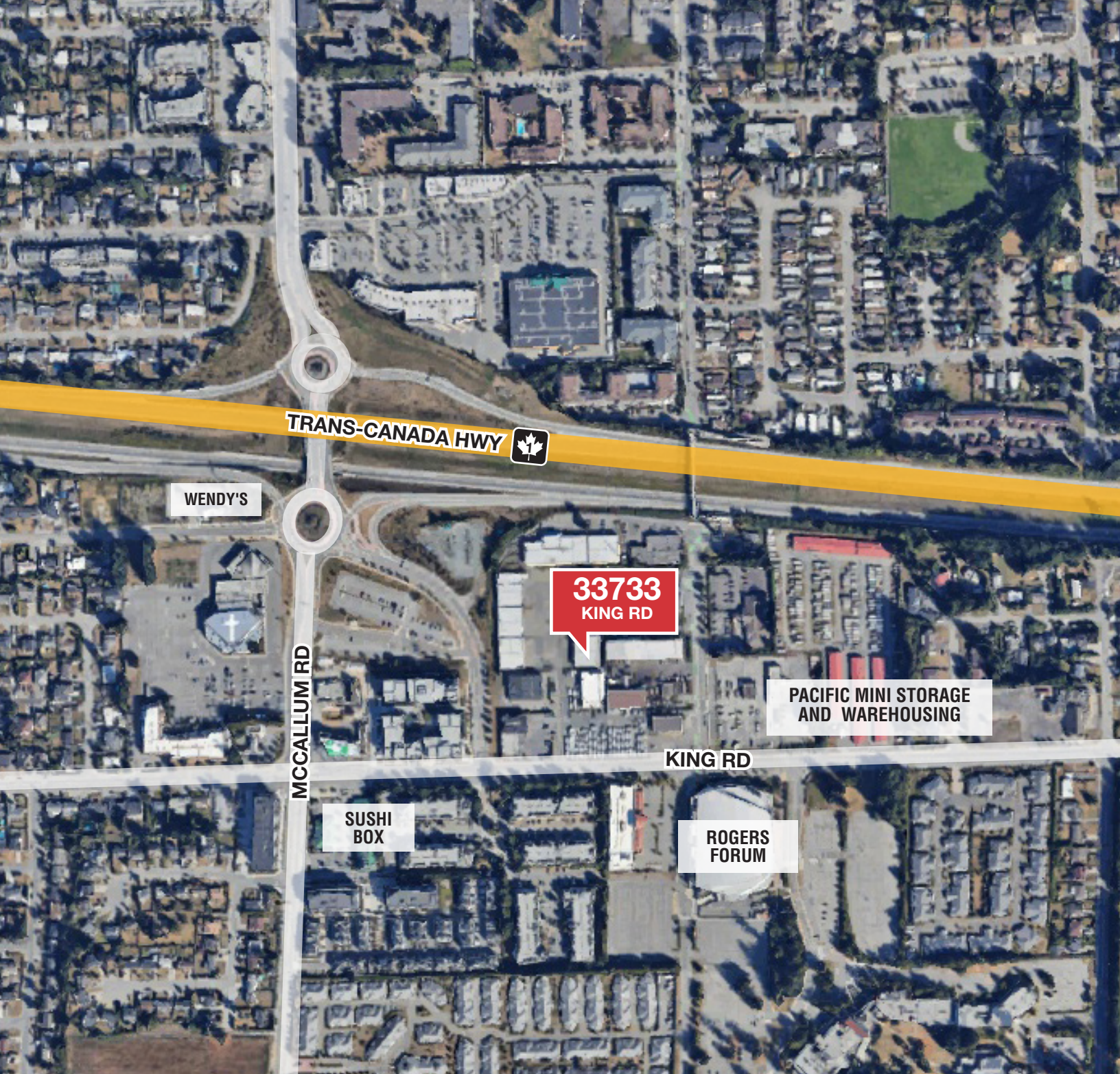
### Property Details

|                            |                                                                                                                                  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Asking Price</b>        | \$785,000                                                                                                                        |
| <b>Zoning</b>              | I2 (General industrial)                                                                                                          |
| <b>Size</b>                | 2,398 SF <ul style="list-style-type: none"><li>▶ 1,930 SF warehouse</li><li>▶ 347 SF mezzanine</li><li>▶ 121 SF office</li></ul> |
| <b>PID</b>                 | 018-333-486                                                                                                                      |
| <b>Strata Fee</b>          | \$455 / month                                                                                                                    |
| <b>Property Tax (2025)</b> | \$7,890.43                                                                                                                       |
| <b>Power</b>               | 200A - 120/240V - 3 Phase                                                                                                        |
| <b>Loading Door</b>        | 1 Grade - 14' x 10'                                                                                                              |
| <b>Year Built</b>          | 1977                                                                                                                             |

### Legal Description

Strata lot 15 section 15 township 16 new westminster district strata plan nw891 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 note: the land herein by virtue of section 61 condominium act is now known as strata lot 15 section 15 township 16 New Westminster district strata plan lms927 (with strata plans nw891 and lms833) together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.





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