

OBEROI GROUP

FOR LEASE

PROFESSIONAL BUILDING | UNIT 200 & 202

2306 MCCALLUM ROAD. ABBOTSFORD, BC

- Prime professional location on McCallum Road
- Two move-in ready upper-floor units
- High-visibility arterial access
- Designated growth area



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REMAX
COMMERCIAL

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KEY HIGHLIGHTS

The subject property is within a professional-use development fronting McCallum Road at Holland Avenue in east Abbotsford with two ready-to-move--in units for lease available on the upper floor

Already home to some of the city's top medical, legal and financial offices- such as chiropractors, lawyers, and accountants- the 2306 McCallum building is situated in Abbotsford's medical business corridor at one of Abbotsford's most vibrant streets. Being the main road connecting to Highway 1, this strategic location allows good access to Chilliwack and Langley clientele while being close to the hospital, University of the Fraser Valley, and other large civic amenities.

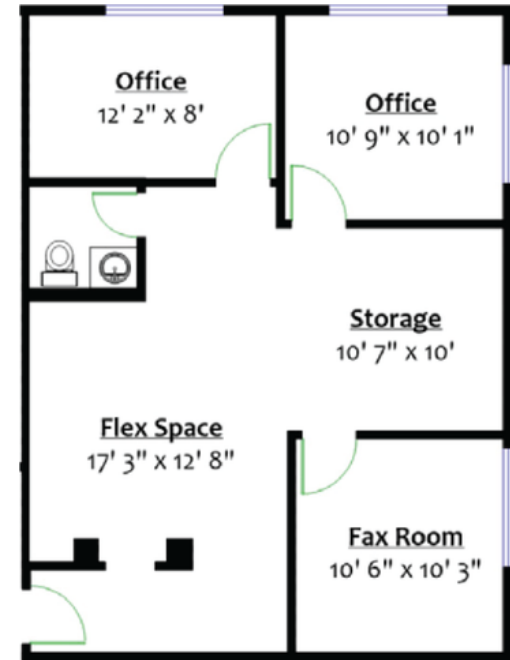
The official city plan shows intent to continue to densify this segment of the city with a mix of higher density housing, revitalization projects, as well as further commercial endeavors.

PROPERTY DETAILS

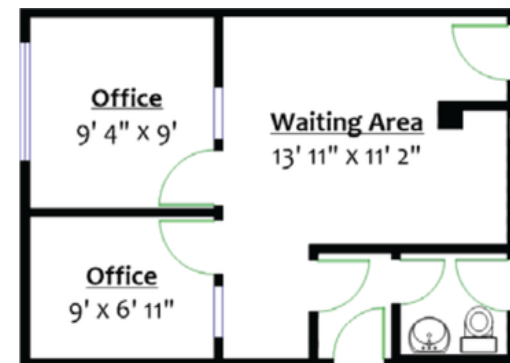
PID:	011-308-591	LEASE PRICE:	\$19/SQ.FT
UNIT 200:	852 SQ.FT	+ADDITIONAL RENT	
UNIT 202:	474 SQ.FT		

THE TENANT HAS THE OPTION TO LEASE ONE UNIT OR BOTH UNITS, DEPENDING ON THEIR SPACE REQUIREMENTS.

FLOOR PLAN UNIT 200



UNIT 202



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	1KM	3KM	5KM
Median Age Of Total Population	37.8	42.3	40.6
Average Household Income	\$66,552.77	\$75,950.86	\$86,099.46
Total Households for Tenure: Owned (%)	56.47%	69.34%	73.98%
Total Households for Tenure: Rented (%)	43.53%	30.66%	26.02%
Base Population	11,312	50,452	103,455
Base Households	4,872	20,247	37,735
Average Household Income	\$56,182.77	\$64,116.49	\$72,683.77

EnviroNics 2017



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