

7 - 3225 McCallum Rd, Abbotsford

2,435 SF light industrial space in central Abbotsford

FOR SALE

momentum



Brendon Schmidt

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OPPORTUNITY

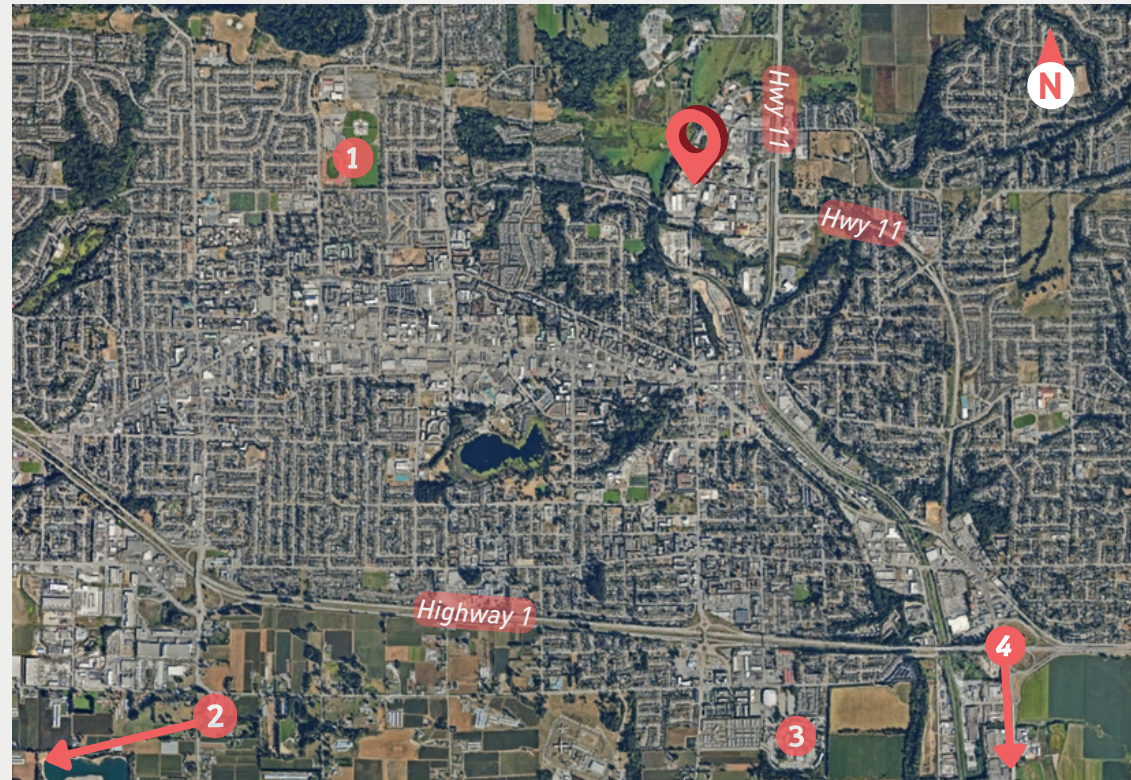
An excellent opportunity for an owner-user to acquire a well-appointed 2,435 SF light industrial strata unit in central Abbotsford. The flexible layout includes a main floor office/reception, a second floor office/lunchroom, and a fully permitted mezzanine that can be converted into additional office space, with air-conditioning units already wired in.

The unit features a newly renovated washroom with a shower rough-in, a 12' x 14' grade-level loading door, five dedicated parking stalls, and an outdoor storage area.

A new shipping container is also available for purchase, providing additional secure storage capacity with a designated outdoor storage area.

Well suited to a range of light industrial, service commercial, warehousing, and owner-operated businesses seeking functional space, convenient access, and the opportunity to build equity through ownership.

LOCATION



1 Abbotsford Exhibition Park

2 To Abbotsford International Airport (YXX)

3 University of the Fraser Valley (UFW)

4 To Sumas Border Crossing (USA/Canada)

HIGHLIGHTS



100A, 3Ph (Buyer to Verify)



Central Location with
Easy Highway Access



Ample Parking



Grade Loading Door



Build Equity with Ownership

SALIENT DETAILS

ADDRESS 7 - 3225 McCallum Rd
Abbotsford, BC

PID 015-317-064

AREA 2,435 SF

ZONING I-2
Zoning Bylaw available
upon request

LIST PRICE \$1,180,000

PROPERTY TAXES \$8,790.10 (2026)

STRATA FEES \$344.85 Per Month

PARKING 5 Designated Spaces

LOADING 12'x14' Grade Loading

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CONTACT FOR MORE INFORMATION

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