

339, 391, PARCEL B SUMAS WAY
AND 34585 5TH AVENUE

ABBOTSFORD, BC

RARE INVESTMENT OPPORTUNITY
PRIME 4.475 ACRE PROPERTY



FOR SALE



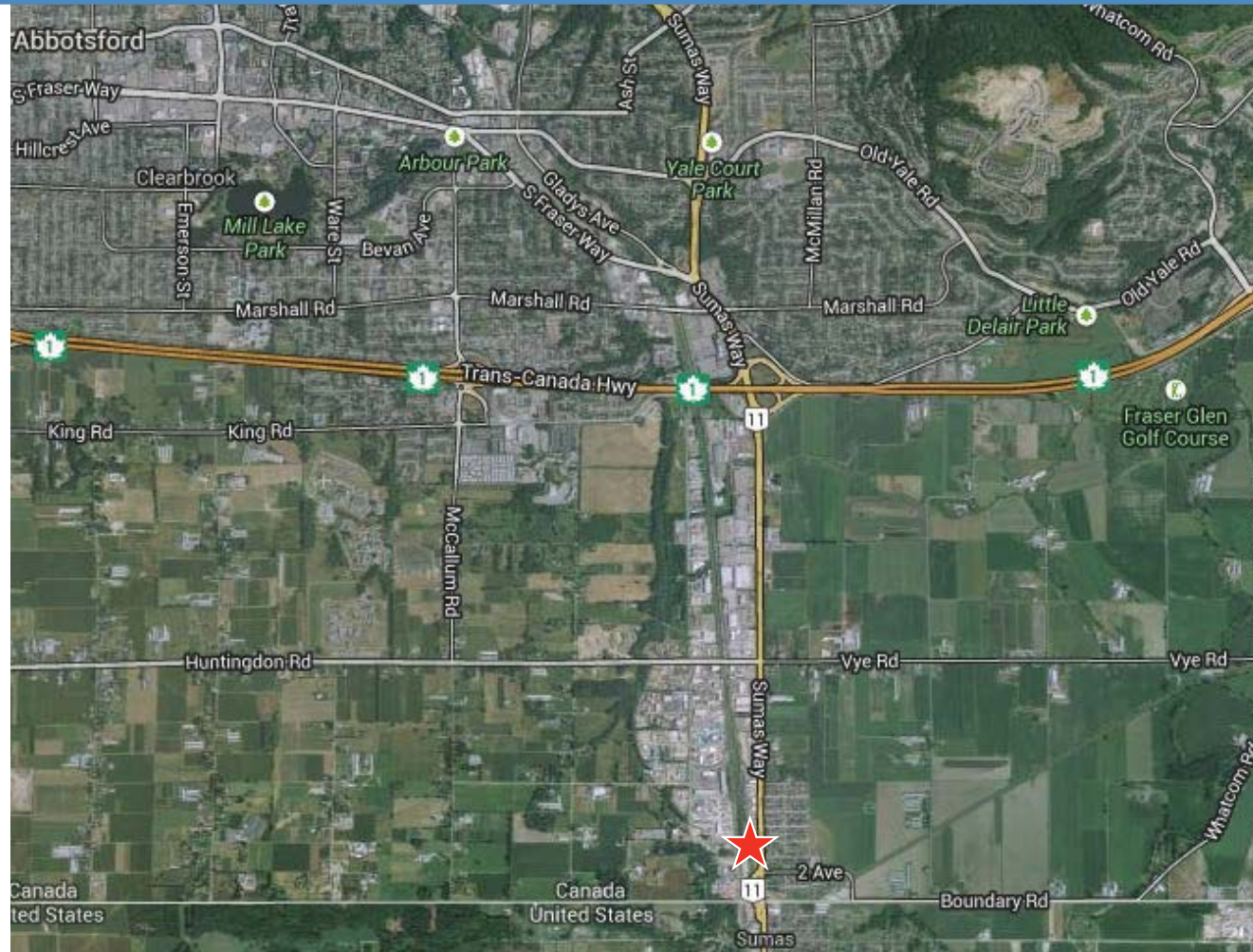
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OPPORTUNITY

The four contiguous properties represent a rare industrial/commercial investment or occupier opportunity located on Sumas Way in the Riverside Industrial area of Abbotsford. Consisting of 4.475 acres in total, the site is improved with 21,258 sf of showroom/warehouse, wash bay and Quonset, located only minutes away from the Canadian/US border at Huntingdon and Trans-Canada Highway (Hwy 1).

The properties are currently leased to Prairie Coast Equipment generating \$361,500 of annual net income. The lease is set to expire in Q1 of 2015 at which point the properties will be vacant and available for occupancy.

SITE

The properties form a rectangular shape and offers 924 feet of frontage on Sumas Way. The improved area of the site and parking lot area are paved and the unimproved outside storage area is gravelled. The west boundary of the site runs along the Southern Railway of British Columbia railway track and there are many point of access from Sumas Way and 5th Avenue providing excellent accessibility for both vehicular and freight traffic.

LOCATION

The subject properties are situated along the Sumas corridor in Abbotsford. They are bordered by I-2 zoning to the west and RS-2 zoning to the east; this is a small, local commercial neighbourhood just one block north of the Huntingdon Border Crossing.

With a population of more than 141,000, the City of Abbotsford is the fifth largest city in British Columbia and this number is expected to grow to 204,000 by 2036 according to BC Stats. Also, Abbotsford is experiencing strong growth in the residential housing market, with the area within 1 km of the subject properties expected to grow at 12.1% between 2013 and 2018. This is well above the Abbotsford projected growth rate of 8% and also above Greater Vancouver's projected growth of 10.7%.

In addition to a significant residential growth, Abbotsford has seen a rapid rise in retail, commercial and industrial development. Abbotsford contains the largest commercial retail/service base in the central and upper Fraser Valley, and is well known as an established agricultural centre. Abbotsford's robust economy is fuelled primarily by the \$2 billion agriculture sector, but strongly supported by the manufacturing and aerospace sectors. The City of Abbotsford has a dynamic and vibrant business community that is continuing to expand.

The site is also in close proximity to the Sumas Way Business District where large scale retail (i.e. Target) or big box outlets (i.e. Costco) are located. The strength of the location and high traffic count make the site an ideal location for growing businesses.

INVESTMENT HIGHLIGHTS

- Retail/Service shop with parts storage over 900 sf of frontage on Sumas Way
- One storey 14,508 sf service commercial/shop building with wash bay
- A detached 6,000 sf quonset style shop building plus yard improvements
- 1 block to Huntingdon Border Crossing
- 3 km to Highway No. 1
- Nearby tenants include strong mix of national and regional tenants
- Ample surface parking and yard area
- High traffic location: 9,092 per day

CURRENT INCOME

\$30,125/month

SALE PRICE

\$6,800,000



SITE DESCRIPTION

CIVIC ADDRESS	339 Sumas Way, Abbotsford	331 Sumas Way, Abbotsford	Parcel B Sumas Way, Abbotsford	34585 5th Avenue, Abbotsford
LEGAL DESCRIPTION	Parcel "C" (reference plan 3019) South West Quarter Section 2, Township 16, except: Firstly, Parcel "A" (reference plan 3205), secondly, part on Plan 9071 New Westminster District (PID 013-335-421)	Parcel "A" (reference plan 3205) of Parcel "C" (reference plan 3019) South West Quarter Section 2, Township 16, New Westminster District, except: Part on plan 9071 (PID 013-335-430)	Parcel "B" (reference plan 3005A) South West Quarter Section 2, Township 16, except: Part on plan 9071, New Westminster District (PID 005-906-695)	Lot D, Section 2, Township 16, New Westminster District Plan, LMP 14842 (PID 018-649-572)
SITE SIZE	1.91 acres (83,199.6 sf)	1.29 acres (56,192 sf)	0.76 acre (33,106 sf)	0.51 acre (22,433 sf)
ZONING	C-4 (Secondary Business Commercial)	C-4 (Secondary Business Commercial)	C-4 (Secondary Business Commercial)	C-4 (Secondary Business Commercial)
GROSS TAXES	\$41,079.60 (2013)	\$8,558.06 (2013)	\$8,079.19 (2013)	\$6,748.87 (2013)

TOTAL SITE SIZE: 4.475 ACRES



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