

# FOR SALE

# FULLY-LEASED INDUSTRIAL INVESTMENT

31889 MARSHALL PLACE | ABBOTSFORD, BC



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

# FOR SALE | INVESTMENT

## 31889 MARSHALL PLACE

### ABBOTSFORD, BC

#### Location

The subject property is conveniently located in Abbotsford off the Clearbrook Road exit. The property possesses highway frontage and immediate access to the Trans-Canada Highway. Abbotsford is one of the fastest growing business centres in Canada and boasts an educated work force of skilled laborers and service workers. Abbotsford is known as one of the hubs of the Fraser Valley, and its central location provides excellent proximity to several arterial routes, the South Fraser Way, Abbotsford International Airport, and the Sumas/US Border Crossing.

#### Zoning

I2 (General Industrial). A full copy of the bylaw will be provided upon request.

#### Features

- ▶ Private offices
- ▶ Male and female washrooms
- ▶ 16' clear ceilings (warehouse)
- ▶ Three (3) grade loading doors (14' X 14')
- ▶ Forced air heaters (warehouse)
- ▶ HVAC office
- ▶ Alarmed

#### Legal Description

LOT A, PLAN LMP1906, PART NE1/4, SECTION 18, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

#### Property Taxes

\$33,371.06 (2023 estimate)

#### Asking Price

\$4,200,000

#### Lot Size

0.58 Acres

#### Availability

Upon closing

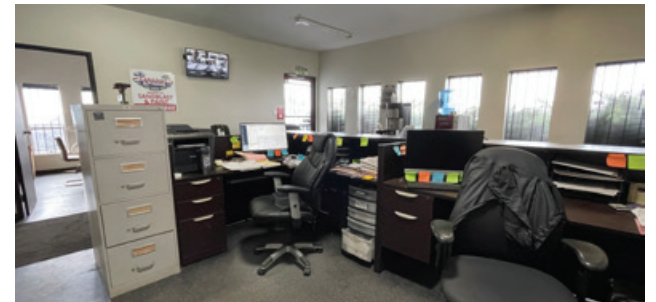
#### Tenancy Details

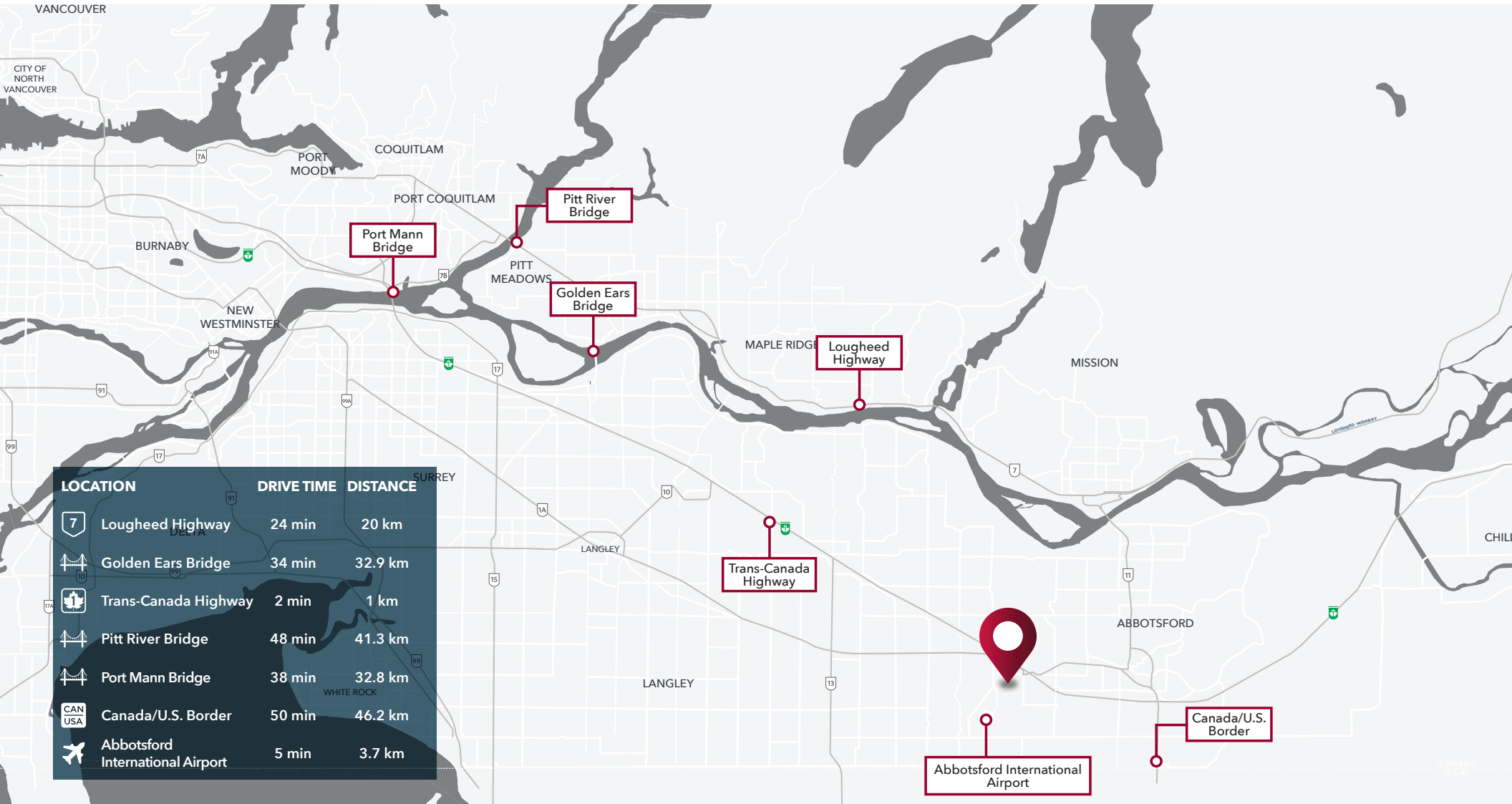
Contact Broker

#### BUILDING AREA

Warehouse	2,393 SF
Office	721SF
<hr/> Total	<hr/> 3,114 SF







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