

# FOR SALE/LEASE

PRIME FREESTANDING OFFICE BUILDING

2335 McCallum Road  
Abbotsford, BC



 **FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- Prime location in Abbotsford's Retail / Commercial Core
- Fully finished office space
- High traffic corridor
- Asking \$1,560,000

*For more information*  
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PRIME FREESTANDING OFFICE BUILDING

2335 McCallum Road  
Abbotsford, BC

## LOCATION

Freestanding building with excellent exposure on McCallum Road, a main commercial artery in Abbotsford. Recently completed McCallum Road/Highway 1 interchange provides improved access for users increasing traffic flow to over 17,000 vehicles per day.

## PROPERTY FEATURES

- Fully finished office space
- Open reception area
- Handicap washrooms and kitchenette

## ZONING

C-3 (community commercial) allows for variety of uses including office and retail.

## AVAILABLE AREA

5,230 sq ft

## BASIC RENT

\$16.00 psf net

## ADDITIONAL RENT

\$6.26 psf

## ASKING PRICE

\$1,560,000

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