

# FOR SALE

PRIME COMMERCIAL STRATA UNITS

2632 Pauline Street  
Abbotsford, BC



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## PROPERTY HIGHLIGHTS:

- Prime location in Abbotsford's Downtown Retail / Commercial Core
- 4 ground floor strata units in new four-storey complex
- Excellent tenants including Edward Jones and high end retailers
- Stabilized net income \$117,000 yielding a 5.7% cap rate

*For more information  
PLEASE CONTACT:*

Jordan MacDonald  
d 604.687.8320  
c 604.240.8366  
jordan@FLRE.ca

Todd Bohn  
d 604.676.4138  
c 778.808.8633  
todd@FLRE.ca

[www.FLRE.ca](http://www.FLRE.ca)

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## OPPORTUNITY

The property represents an opportunity to acquire 4 commercial strata units located on the ground floor of a new four-storey strata Complex located in the nostalgic Abbotsford Downtown core.

The commercial space is comprised of 6 storefronts totaling 6,315 square feet. Four of the store fronts have been leased to retail and or office tenants. The current owner is willing to guarantee the rent for 2 years following the sale of the complex.

The building, which had construction finished in late 2008, is comprised of 56 residential, 6 commercial strata units and includes two underground parking levels with security gates. Subject commercial units are accessed through either common area ground floor entrance or directly through storefront access off of the sidewalk.

## ZONING

Zoned C-7 (downtown commercial)

## AREA

Units 109, 111, 113 & 115 - Total 6,315 sf

## GROSS PROPERTY TAXES (2011)

\$29,597.42

## ASKING PRICE

\$2,050,000

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