

FOR LEASE

3057 LEFEUVRE ROAD

ABBOTSFORD, BC



Excellent high traffic/visibility location for child daycare, retail of groceries, farm equipment, automobiles, RV's, etc. Owner is planning on redeveloping the whole site in approximately 3 years. The property is vacant and available for quick possession!



604-704-8551
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





HIGHLIGHTS

Lease Space

5,953 sqft

Base Rent

\$21.00/sqft/yr

Year Built

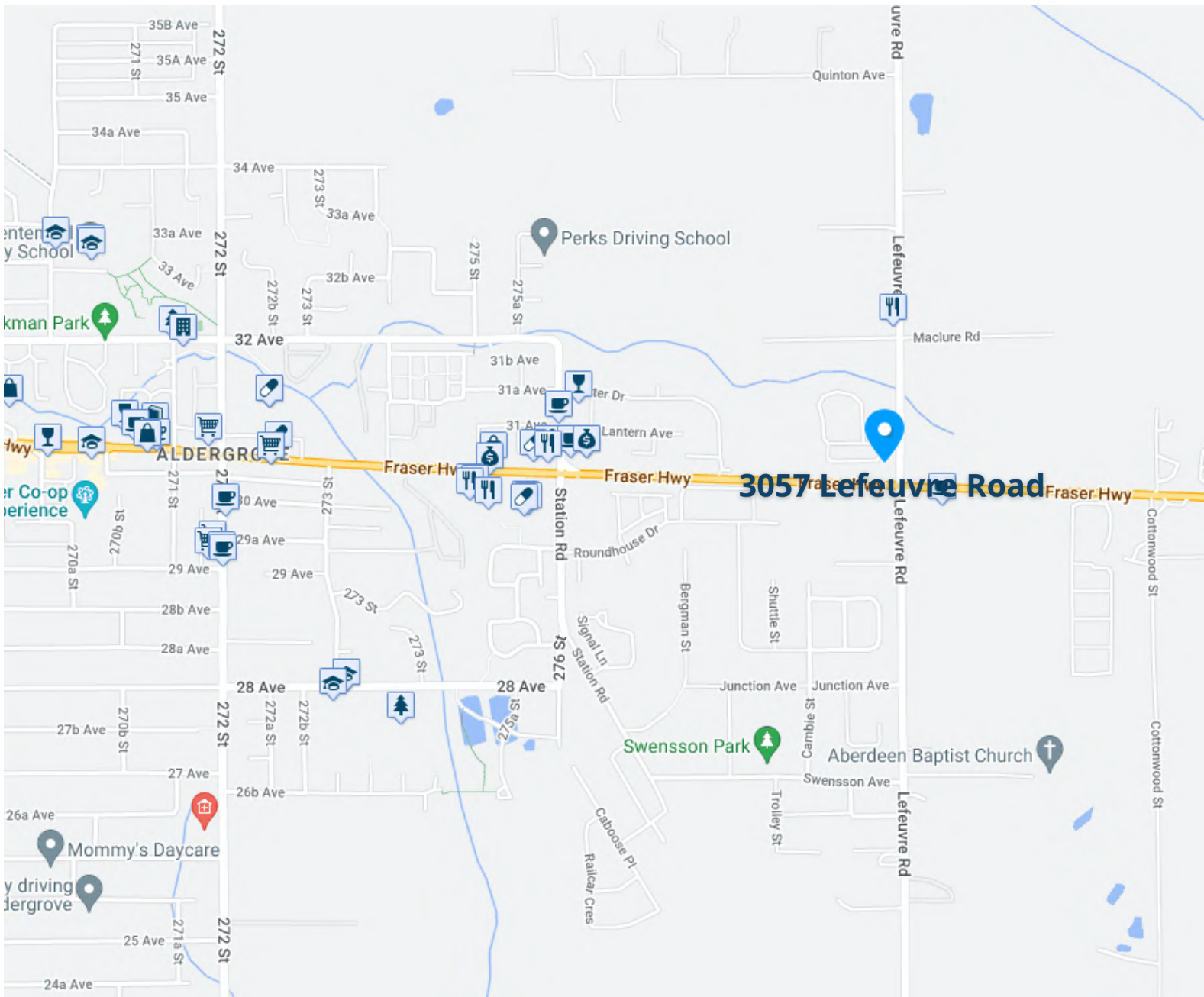
1988

Zoning

C1

FEATURES

- Street-level storefront for maximum exposure.
- High traffic and visibility
- Allows uses such as daycare, grocery retail, farm equipment, automobiles, RV's etc



C8050720**3057 LEFEUVRE ROAD****Aberdeen
Abbotsford
V4X 1K7****For Lease
Retail**

Additional Property Types:

Office, Retail**Zoning: C1****Gross Prop Tax: \$17,972.66 Tax Yr: 2022 Sale Type: Lease
Building/Complex Name: Former Hamilton Farm Market****MEASUREMENTS:**

Subj. Space Sq.Ft:	Space Avail for Lse:	5,953
Subj. Space Width	Whse/Indust.Sq.Ft:	
Subj. Space Depth:	Office Area Sq. Ft:	
Land Size Sq. Ft.	Retail Area Sq. Ft:	
Land Size Acres:	Mezzanine Sq. Ft:	
Acres Freehold:	Other Area Sq. Ft:	547
Acres Leasehold:	Main Resid. Sq.Ft:	
Subj Prop Width ft.:	Min. Divisible Space:	
Subj Prop Depth ft.:	Max. Contig. Space:	5,953

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks	0
# of Storeys:	# of Grade Doors:	
# of Elevators:	# of Loading Doors:	
# Parking Spaces:	Clear Ceiling Ht (ft):	
Year Built:	Class of Space:	
Building Type:	Freestanding, Commercial Mix, Street-Level Storefront	

Construction Type: **Concrete Block, Mixed**

Potential to Redevelop? Comments:

Environ. Assess.Done? **Yes** Comments:**LEASE DETAILS:**

Lease Type:
Lease Expiry Date: **6/30/2026**
Lse Term/Months: **36**
Is a Sub-lease?: **No**
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Vacant**

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:

APOD Cap Rate

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	\$21.00
Est. Additional Rent / SF:	\$6.00
Basic Rent per Month:	\$10,417.75
Est. Add. Rent per Month:	\$2,976.50
Basic Rent per Annum:	\$125,013.00

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Req'd:

Major Use Description:

elevation
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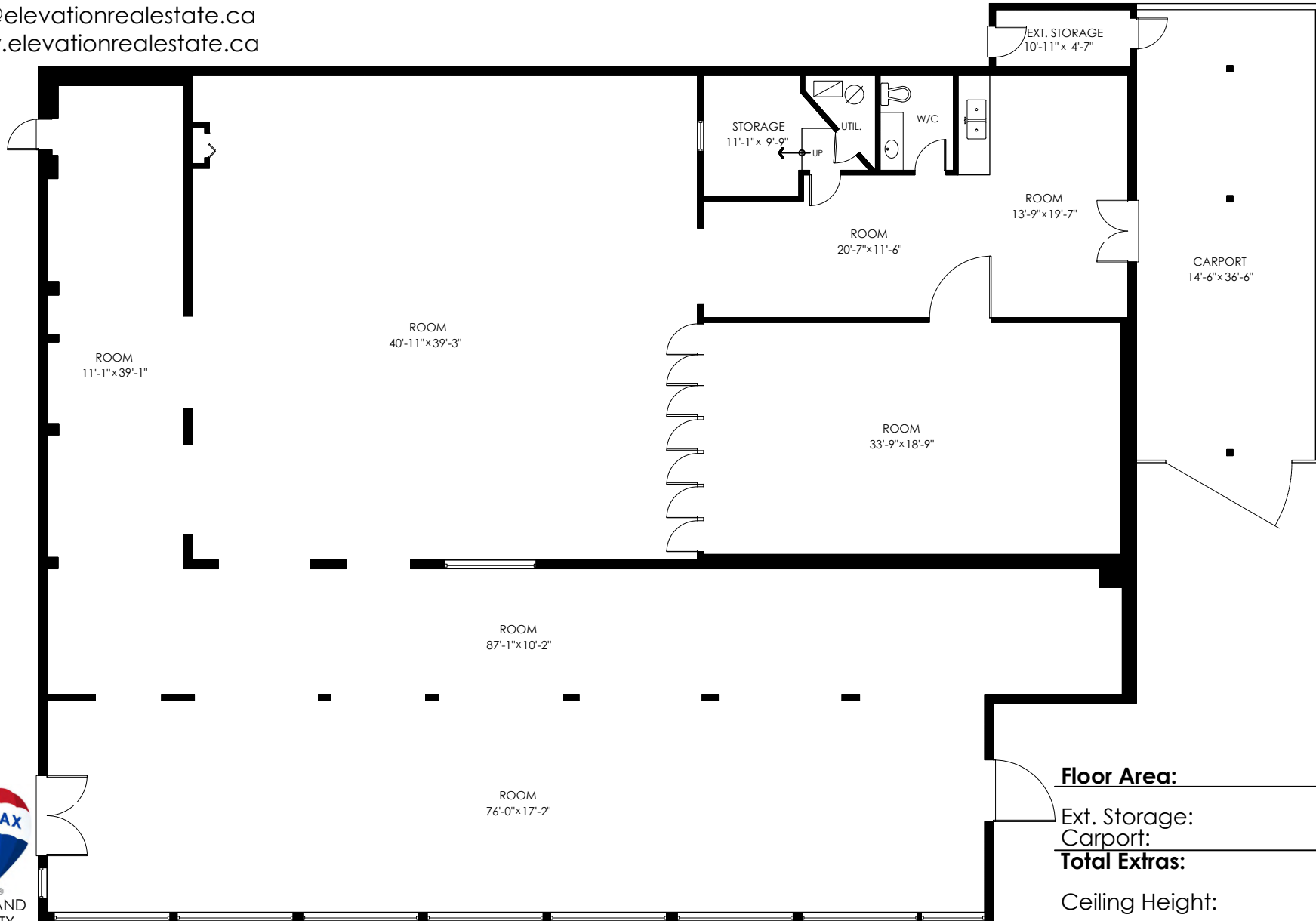


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**3057 Lefevre Rd
Abbotsford**



Floor Area: 5,953 sq.ft.

Ext. Storage: 61 sq.ft.

Carport: 547 sq.ft.

Total Extras: 608 sq.ft.

Ceiling Height: 8'-9"



TREELAND
REALTY



ALL THE RAGE
CREATIVE



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area.

This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



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MEASURED ON: (2023-03-25)

