

FOR LEASE

3057 LEFEUVRE ROAD

ABBOTSFORD, BC



Excellent high traffic/visibility location for child daycare, retail of groceries, farm equipment, automobiles, RV's, etc. 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

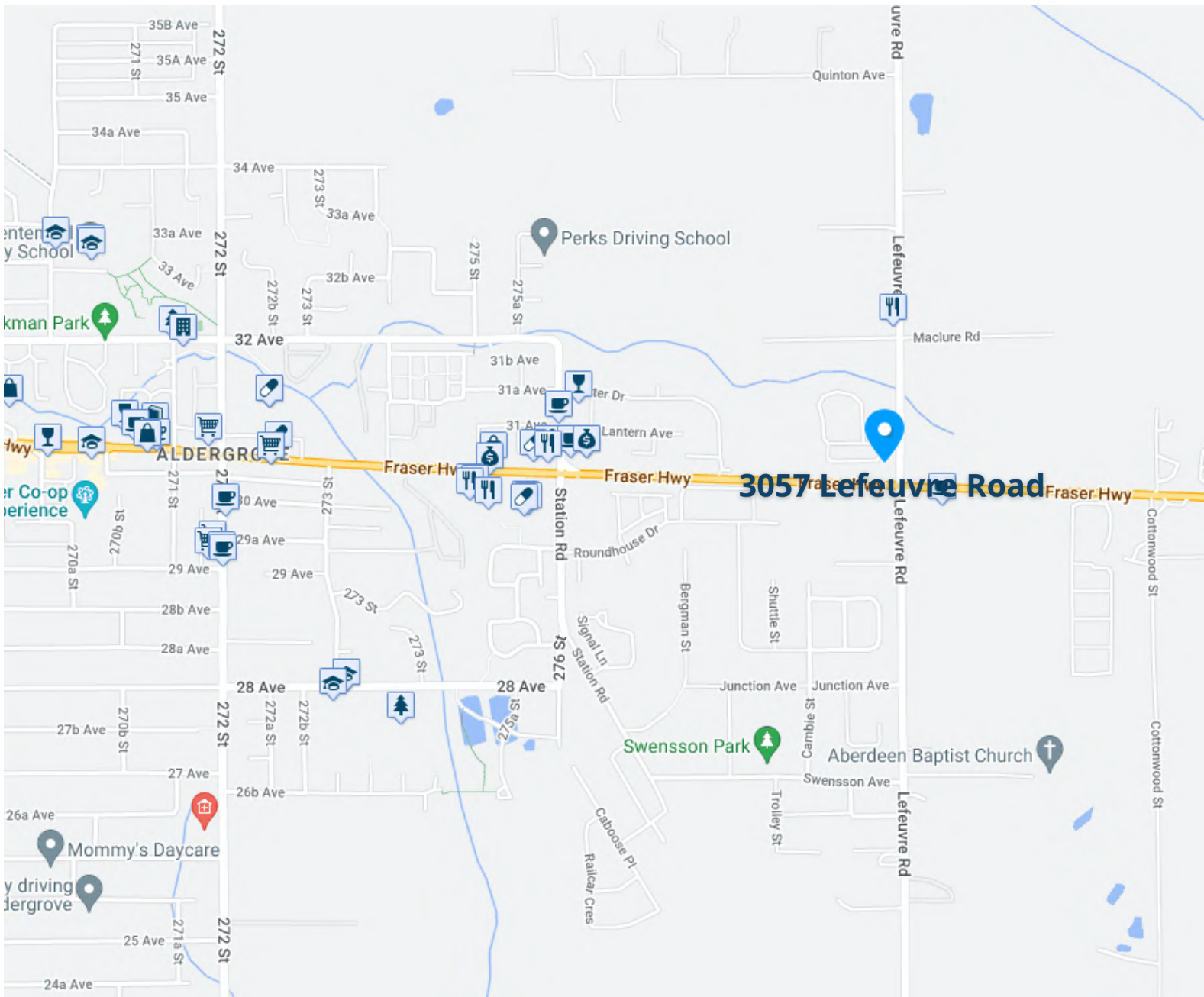
1988

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: **6/30/2028**
Lse Term/Months: **60**
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:

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