

**Active**  
**C8076317**

**2 31726 SOUTH FRASER WAY**  
**Central Abbotsford**  
**Abbotsford**  
**V2T 1T9**

**For Lease**

**Retail**  
**Office, Retail**

List Date: **2/16/2026** Exp Date: **10/1/2026**  
Seller Accept Date:  
Subj Removal Date: DOM: **4**  
Completion Date: Org: **F**

Price: **\$0**  
Orig. Leased/Sold: **\$0** Prev. **/**



Zoning: **C-4** Gross Prop Tax Yr: Sale Type: **Lease**  
P.I.D.#: **300-025-723** Building/Complex Name:

**C-4 Service Commercial use allows for a variety of businesses. Restaurant, Retail, Recreation, Office, Automotive, Assembly, Child Care, Mobile Food Vendors, Liquor Store, Personal Service, Pet Daycare, Trade School, Plus. Located in central Abbotsford, only minutes from both the Clearbrook & MT. Lehman Road exits, this unit has great exposure via a high daily traffic count on South Fraser Way - Abby's main thorough fair. With lots of free parking stalls for staff and customers. Currently set up as a office with 2 front Entrances/exits, 2 separate bathrooms, boardroom, Offices, Reception. Can be easily reconfigured for any business use.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **3,140**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq.Ft: **41,382.00** Retail Area Sq. Ft:  
Land Size Acres: **0.95** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: Min. Divisible Space: **3,140**  
Subj Prop Depth ft.: Max. Contig. Space: **4,870**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
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**

**NET / GROSS RENT**

Basic Rent per Annum/SF: **\$18.95**  
Est. Additional Rent / SF: **\$9.16**  
Basic Rent per Month: **\$4,958.49**  
Est. Add. Rent per Month: **\$2,135.20**  
Basic Rent per Annum: **\$59,503.00**  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks: **0**  
# of Storeys: **1** # of Grade Doors: **0**  
# of Elevators: **0** # of Loading Doors: **0**  
# Parking Spaces: **14** Clear Ceiling Ht (ft):  
Year Built: **1990** Class of Space: **B**  
Building **Commercial Mix, Street-Level Storefront, Strip Mall**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **No** Comments:

**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

**BUS/BWP & AGR DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LEGAL: PART OF: LOT E, PLAN NWP13069, PART SE1/4, SECTION 19, TOWNSHIP 16, NEWWESTMINSTER LAND DISTRICT PID 001-891-014**

**REALTOR PRIVACY - DO NOT SOLICIT. Need 24 hours notice for showings. All measurements obtained from Landlords building plans. REMARKS:**

**DESIGNATED AGENT(S):**

**Daniel K Preston PREC\* - CONTC: 604-617-5981**  
Panda Luxury Homes - OFC: 604-281-1700  
dan.preston@shaw.ca

**APPOINTMENT INFORMATION:**

**Contact Listing REALTOR®**  
  
**Daniel Preston**  
**604-617-5987**  
Virtual Tour:  
Brochure:

Commission: **.95 MTHS GROSS RENT FOR 3 YR TERM, .70 MTHS GROSS RENT FOR 2 YR TERM, .45 MTHS RENT FOR A 1 YR TERM**

Seller/Landlord:**\*\*Privacy Protected\*\* Rameshwer Dass, Sons Property Inc.**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.