

# FOR SALE

## RETAIL/OFFICE

### OWNER USER/INVESTOR OPPORTUNITY

2635 W. Railway St.  
Abbotsford, B.C.



#### OPPORTUNITY TO OWN STORE FRONT WITH HIGH TRAFFIC EXPOSURE AT THE NEXUS OF ABBOTSFORD'S DOWNTOWN BUSINESS DISTRICT *NOT SUITABLE FOR DAYCARES \**

This retail/office building is part of a unique neighbourhood populated by one-of-a-kind eclectic shops and businesses. Whether owner used or as an investment property it's a great opportunity to join the hub of the Fraser Valley's thriving business scene. This commercial space is conveniently positioned on busy traffic corridors with excellent exposure. The building exterior has just recently been refinished by the owner and the property has been used by three separate tenants in the past. Historic Downtown Commercial Zone C-7 zoning permits a wide variety of uses including a brew-pub, coffee shop, financial institution, commercial school, office, retail, pub, restaurant, liquor store, and more!

Parking is in the lane next to the building and city parking also available. Access to all major traffic corridors and only mere minutes away from Hwy. 1, Abbotsford International Airport, University of the Fraser Valley, TRADEX & Exhibition Centre

**This building is vacant and ready to view. Call BILL HAMILTON today!**

*\* Size approximate*

#### Features

- Building 3,687 sq.ft.\*
- Lot 5,866 sq.ft.
- 3 washrooms
- 3 side doors, 1 front entrance
- A/C front section
- Lane side parking + City parking
- Exterior recently refinished
- Excellent street exposure
- Hub of the Fraser Valley
- Walking distance to transit, restaurants, shopping, amenities
- Zoning C-7
- VACANT AND AVAILABLE TO VIEW

*\* NOTE: NO DAYCARES*

*\* Size approximate*

#### Contact

**BILL HAMILTON**  
Personal Real Estate Corporation  
Commercial Real Estate  
Cell: 604-351-4400  
[billhamilton.ca](http://billhamilton.ca)



Grand Central Realty  
3700 N Fraser Way, #230  
Burnaby, B.C. V5J 5H4

**Grand Central**  
REALTY

Abbotsford retail or office space for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

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<b>Civic Address</b>	<b>2635 West Railway Street, Abbotsford, B.C. V2S 2E6</b>
<b>Legals</b>	PID: 005-439-230; Lot 87, Plan NWP56284, Part SW1/4, Section 22, Lot 87, Land District 36, Township 16, New Westminster Land District
<b>Building Size (approximate)</b>	3,687 sq.ft.
<b>Lot Size</b>	5,866 sq.ft.
<b>Gross Taxes (2025)</b>	\$21,851.25
<b>Parking</b>	Parking alongside the building, street parking + city parking across the street.
<b>Zoning</b>	Historic Downtown Commercial Zone C-7 (NOT SUITABLE FOR DAYCARES)

**SALE PRICE \$2.4 Million**



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Abbotsford is the largest municipality outside of metro Vancouver with rapid projected population growth. Home to the Abbotsford International Airport, TRADEX and exhibition centre featuring 120,000 square feet, a \$1.8 billion agriculture industry, the University of the Fraser Valley along with manufacturing and tech sectors. Convenient close proximity to the U.S. border adds to the many benefits of doing business in Abbotsford.



Abbotsford International Airport



University of the Fraser Valley



TRADEX

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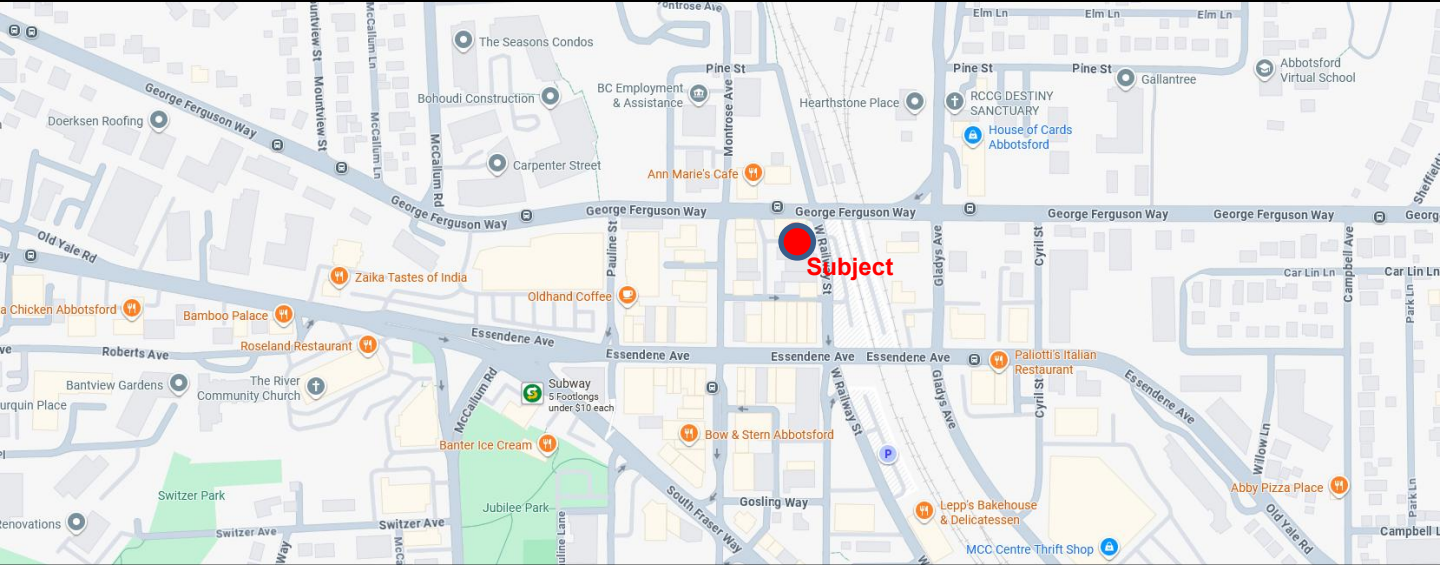
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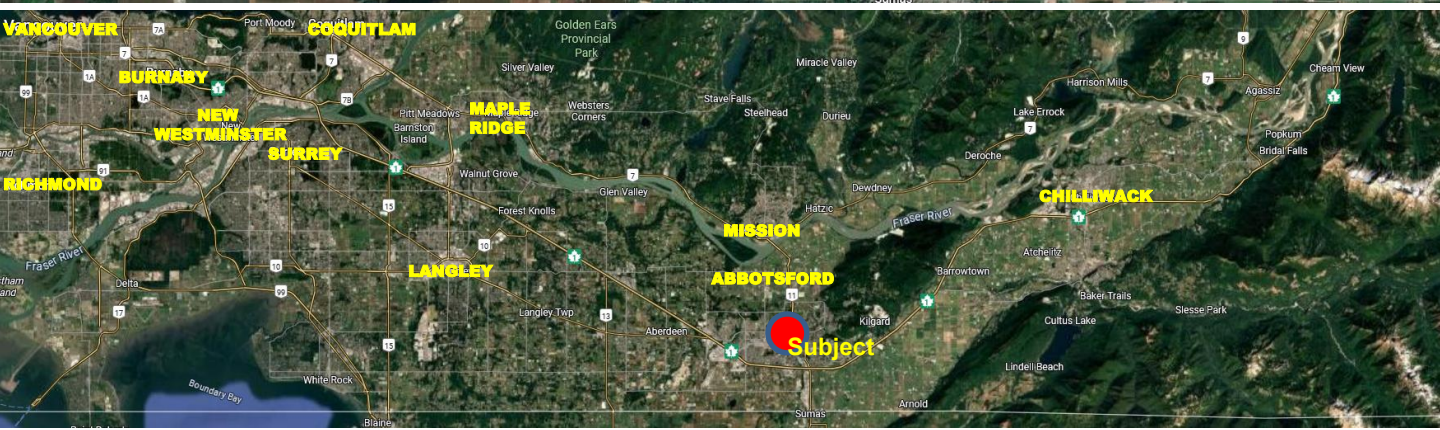
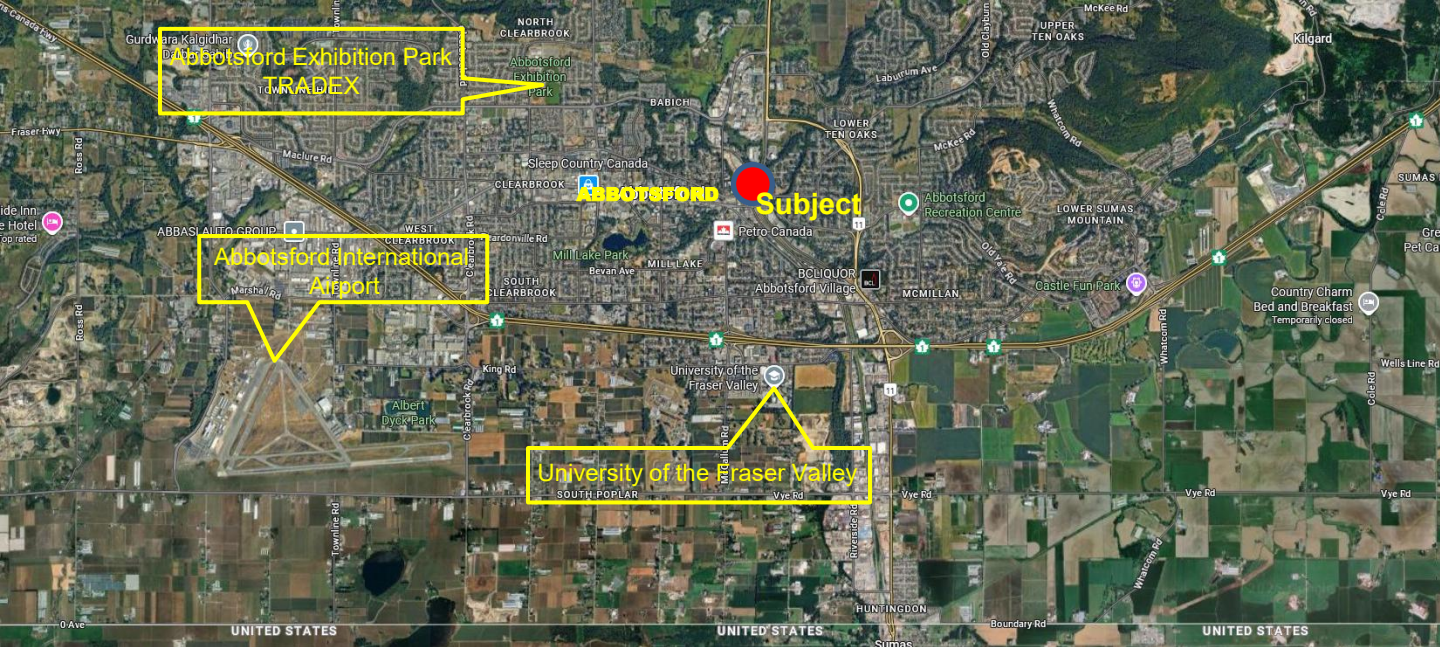
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