

INVESTMENT SALE

31290 WHEEL AVE
Abbotsford BC

PURCHASE PRICE
\$5,250,000



tullisrealty.com

Wayne Tullis

OFFICE 604.931.5551
DIRECT 604.937.4804
FAX 604.931.5520

wayne@tullisrealty.com


**Macdonald
Realty**

OPPORTUNITY

To purchase this well tenanted free standing (non strata) Industrial building located minutes from Hwy 1 in Abbotsford BC.

BUILDING AREA

Main floor office and showroom	3,224 sf
Mezzanine office	1,604 sf
Main warehouse and production area	20,462 sf
Mezzanine (warehouse)	691 sf
Total	25,981 sf

FEATURES

- 6 grade levels loading doors
- 2 dock level loading doors
- Air-conditioned office area and showroom
- Ample Parking
- Gas fired heaters
- Staffroom/kitchen area
- 5 washrooms
- 3 phase/400 amp electrical
- Chain link fenced yard
- 19 feet ceiling height
- Concrete block construction (1990 approx.)

ZONING I2 General Industrial

LOT SIZE

134 ft X 297 ft Approx.
43,168 sf or 0.991 acres.

INCOME

Now until March 31 2020

\$188,362.25 PA fully net (\$7.25 psf)

April 1 2020 to March 31 2022

\$194,857.50 PA fully net (\$7.50 psf)

Tenant has 2 options of (5) five years each to renew at market rates.

ENVIRONMENTAL

Property has a recent Stage 1 environmental report indicating "No further investigations recommended"

Jan 11 2019 NEXT Environmental.

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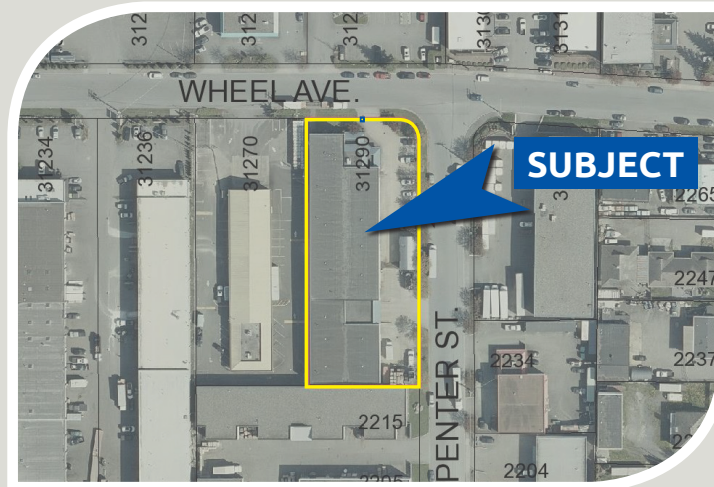
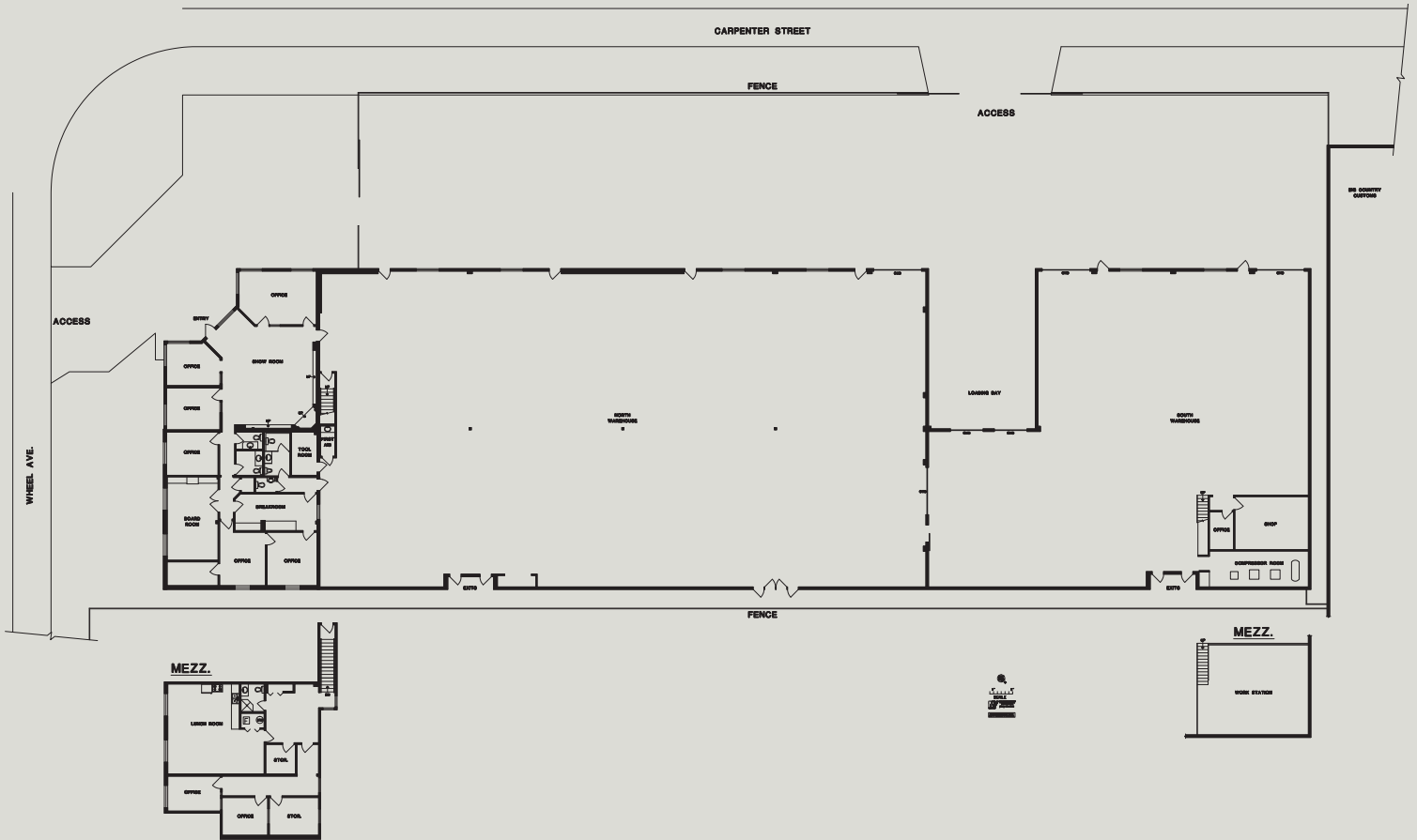
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Floor plan and location



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