

33723A King Road - Abbotsford B.C.

0.65 Acres* | 12,297 SF Building

*Includes common property

FOR SALE

momentum



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PROPERTY INFORMATION

Momentum Realty is pleased to present the opportunity to acquire a 12,297 SF standalone industrial building just off of McCallum Road and Highway 1. The building offers a retail/office/showroom component at the front with warehouse in the rear. Existing mezzanine space could be removed to increase the maximum clear height in the warehouse portion. The building was upgraded in 2023 with a new roof, fascia, and paint. Ample parking is available along with 12' grade loading doors in the rear.

The property is zoned I2 - General Industrial and located in a 4 lot non-conforming bare land strata. The building is currently demised as 2 units but the building can be reconfigured to accommodate between 1 to 3 separate units. All units would have their own electrical panel and entrance.

Located in the "U District", this property is centrally located near Highway 1, King Road Industrial Park, University of the Fraser Valley, Abbotsford Entertainment Centre, Abbotsford Airport and new residential development.



HIGHLIGHTS



12,297 SF Building



Vendor Open to a Leaseback



Retail Exposure with
Rear Warehouse Space



Future Residential Redevelopment Potential



Asking Price: Contact Listing Agent

BUILDING SPECIFICATIONS

YEAR BUILT

1989

SIZE

- 12,297 SF
- 8,713 SF Main floor
 - 3,584 SF Mezzanine

CEILING HEIGHT

18'5" ft clear height in warehouse area.

ROOF

Replaced 2023.

POWER

3 separate 200 amp panels.

ZONING

I2 - General Industrial Zone

FUTURE ZONING DESIGNATION

Urban 1 - Midrise

PROPERTY TAX

\$25,786.07 (2025)

AVAILABILITY

Fully or partially vacant (Vendor interested in a leaseback)

PRICE

Contact Listing Agent




CURRENT USE & FUTURE REDEVELOPMENT

Abbotsford Industrial Market

The industrial real estate market in the Fraser Valley, particularly in Abbotsford, remains active as demand for new and larger facilities continues to grow. Businesses are drawn to Abbotsford due to its strategic location, strong labor pool, and relatively affordable industrial land compared to Metro Vancouver. This area’s proximity to major transportation routes and hubs such as Highway 1, Highway 10, Highway 17, U.S. Border, Delta Port, and Vancouver International Airport continue to make the Abbotsford industrial market one of the region’s most desirable

Redevelopment Potential

The subject property is situated within the “U District” Neighbourhood Plan and designated Urban 1 - Midrise. The Midrise designation focuses on wood-frame construction condo buildings up to 6 storeys in height. This land use is intended for areas near transit, amenities, and urban centers, making it ideal for higher-density projects that support the city's growth strategy. The designation encourages compact, walkable communities and offers an attractive opportunity for developers to meet rising housing demand.

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<div>Urban 1 – Midrise</div> <div></div> <div>Bylaw No. 2721-2018</div>	<ul style="list-style-type: none">Enable multifamily housing to strengthen and support the Mixed Use Centres, and Primary Transit Corridor	<p>Multi storey buildings including low and mid rises, and integrated ground oriented units. Heights are initially limited to 6 storeys (taller and varied building heights, and ground floor commercial, may be possible through a neighbourhood plan).</p> <p>Large sites (1 ha or greater) may incorporate ground oriented buildings</p>	<p>Multi unit residential</p> <p>Accessory commercial (associated with a residential care facility)</p> <p>Home occupation, live/work</p>	<p>1.0 to 2.0 FSR (up to 2.5 FSR on existing or consolidated properties that are 2,500m² or less)</p>

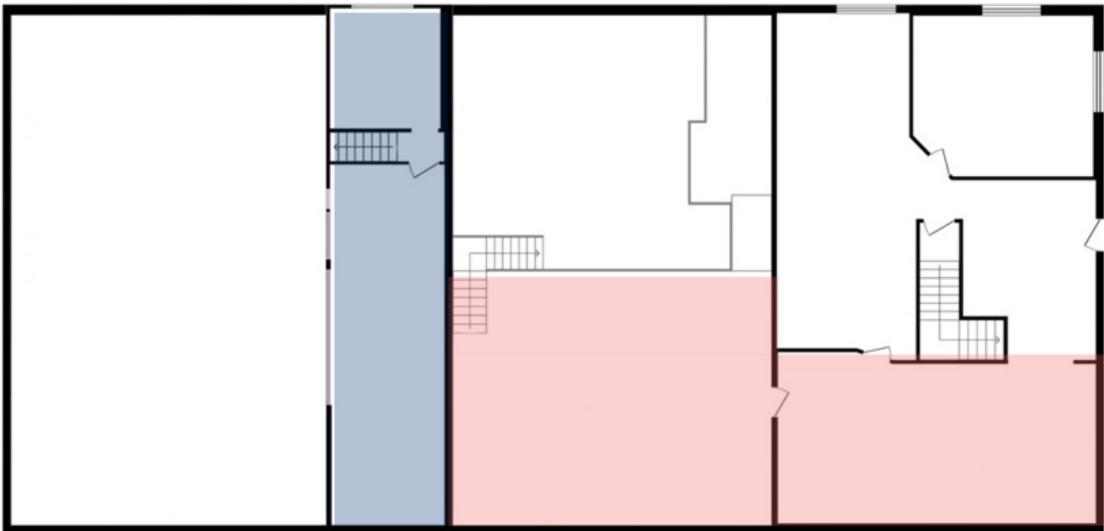


CURRENT & POTENTIAL FLOOR PLAN

33723 A King Rd, Abbotsford

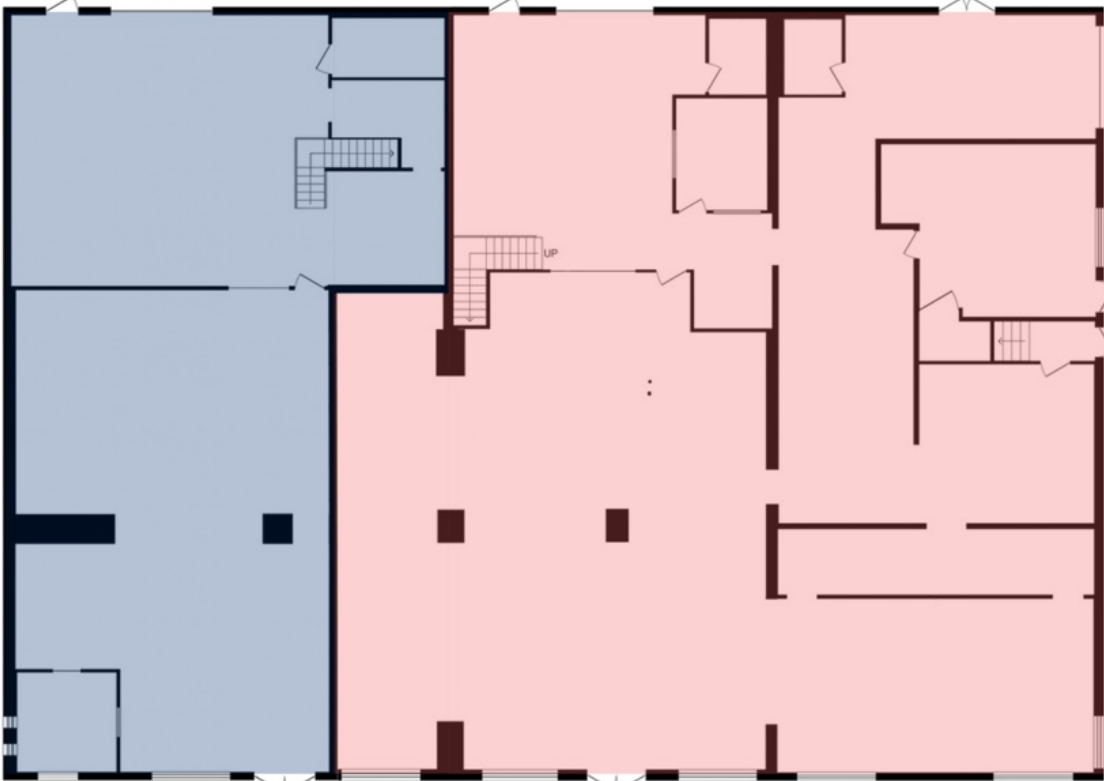
CURRENT FLOOR PLAN

Unit A Main Floor	5,780 sq ft
Unit A Mezzanine	2,887 sq ft
Unit B Main Floor	2,933 sq ft
Unit B Mezzanine	697 sq ft
Total Space	12,297 sq ft



Unit B Mezzanine

Unit A Mezzanine



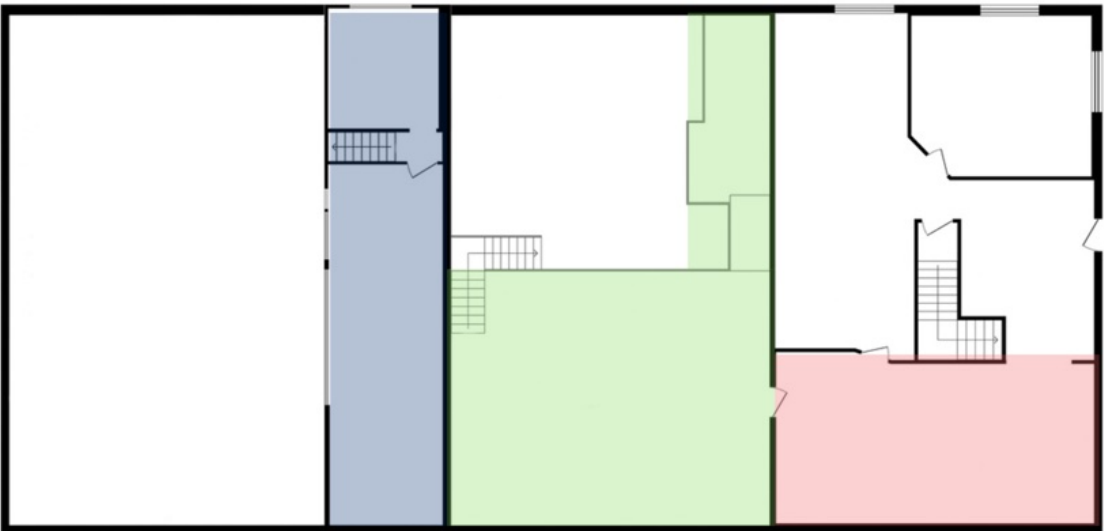
Unit B Main Floor

Unit A Main Floor

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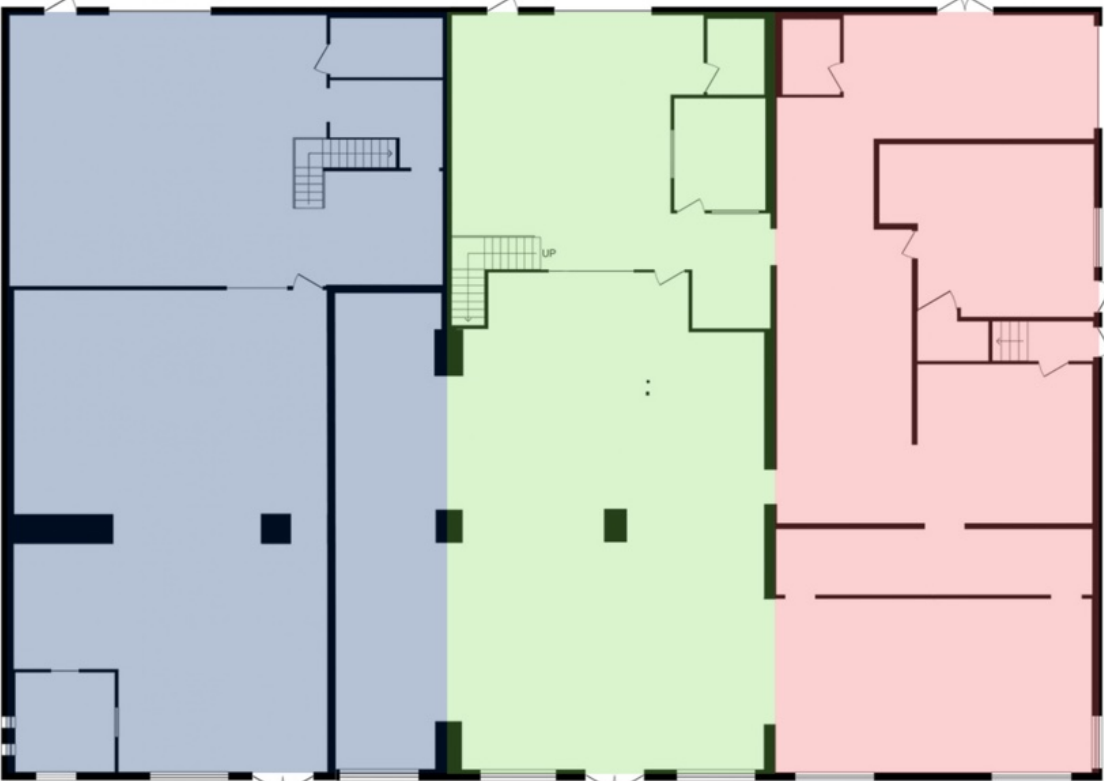
POTENTIAL 3 UNIT FLOOR PLAN

Unit A Main Floor	5,780 sq ft
Unit A Mezzanine	2,887 sq ft
Unit B Main Floor	2,933 sq ft
Unit B Mezzanine	697 sq ft
Total Space	12,297 sq ft



Unit B Mezzanine

Unit A Mezzanine



Unit B Main Floor

Unit A Main Floor

LOCATION - ABBOTSFORD



AMENITIES NEARBY

- Abbotsford Regional Hospital
- University of the Fraser Valley
- Abbotsford Entertainment Centre
- McCallum Junction Shopping Centre
- Sumas Way Shopping Centre
- Downtown Abbotsford

DISTANCES

- 📍 U.S. Border Crossing - 7 minutes
- 📍 Abbotsford International Airport - 10 minutes
- 📍 Delta Port - 60 minutes
- 📍 Vancouver - 60 minutes



CONTACT US FOR MORE INFORMATION

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