

33386 South Fraser Way, Abbotsford

14,410 SF High Exposure 2-Storey Building & Underground Parkade

FOR SALE

momentum



- Strong Holding Income
- Future Redevelopment Potential
- High Traffic & Visibility
- Investor Opportunity
- Assembly Potential

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OPPORTUNITY

A rare chance to acquire a highly visible and versatile commercial asset in one of Abbotsford's busiest corridors.

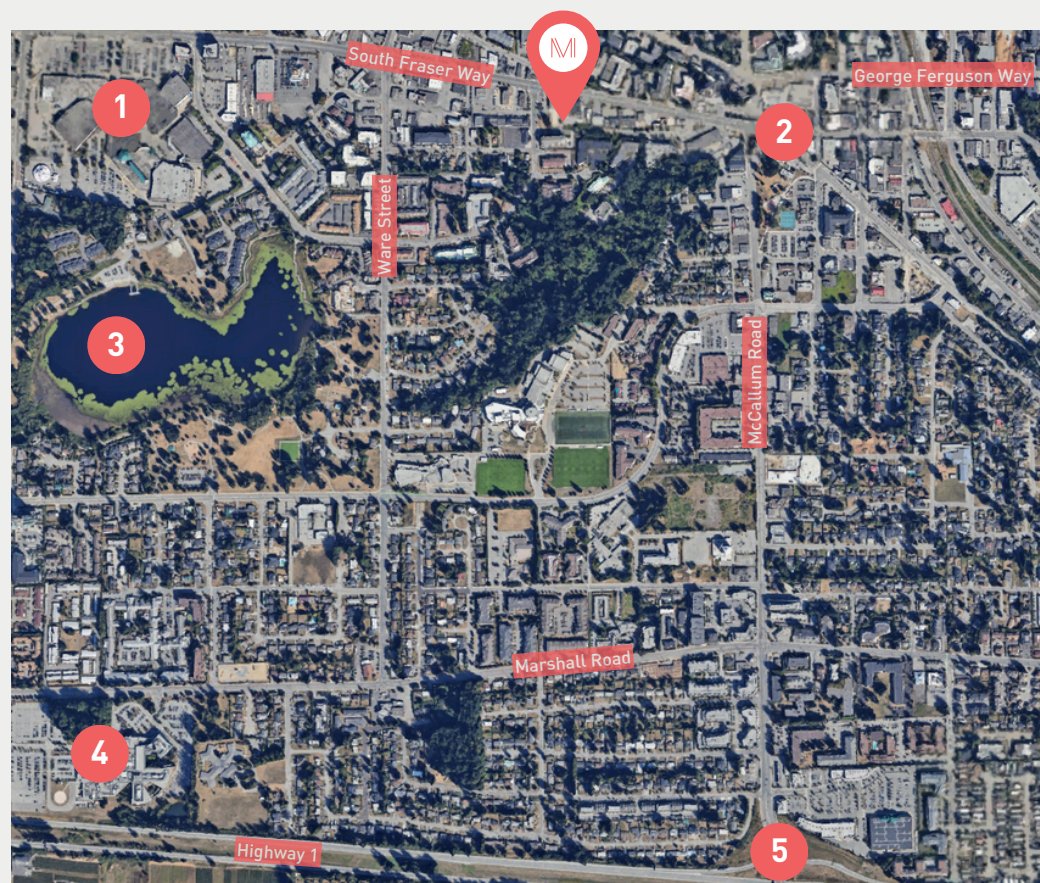
14,410 SF impeccably maintained 2-storey building with 1 level parkade on 0.42 acres of prominent future development land.

- Multi-tenant income with immediate cash flow and longer-term upside potential in renewals.
- Unbeatable Exposure – High traffic corridor with excellent visibility.
- Zoning Flexibility – C5 allows a broad range of commercial uses.
- Strategic Growth Area – 5 Minutes from Hwy 1, minutes to downtown Abbotsford, and easy access to multiple retail hubs.
- Affluent Demographics – Avg. household income exceeds \$100,000 within surrounding 5 km.
- 33376 South Fraser Way is For Sale in conjunction with 33386 South Fraser Way, which guarantees access. If preferred, Owners are willing to discuss registering a cross access easement.

This property offers strong holding income with multiple strong leases in place with A+ tenant profiles. The long-term redevelopment upside makes this an ideal asset for investors seeking stable returns, maximum exposure, accessibility, and growth potential.

Perfect for investors seeking immediate returns and a quality asset for their portfolio.

LOCATION



- 1 Seven Oaks Shopping Centre
- 2 Downtown Abbotsford
- 3 Mill Lake Park
- 4 Abbotsford Hospital
- 5 Hwy 1 McCallum Exit

HIGHLIGHTS



Flexible Zoning



High Exposure Location
Along South Fraser Way



Over 500,000 Vehicles
Per Month



Prominent Signage



Strong Holding Income
with Near-Term Upside

SALIENT DETAILS

ADDRESS 33386 South Fraser Way

PID 005-572-011

BUILDING
AREA 14,410 SF

SITE AREA 18,240 SF (0.42 AC)

ZONING C5
*City Centre Commercial
Zone*

[Access C5 Zoning Bylaw](#)

NOI (2025) Contact Listing Agents

CAP RATE 4.0%

ASKING PRICE Contact Listing Agents

SALE TYPE Asset Sale

OCP Secondary Commercial

BUILDABLE 1.75 FSR + Bonus
** OCP 2050 Draft shows 2.50
FSR with Bonus Option







Assembly Options | Property Access

ADDITIONAL OFFERING FOR SALE

ADDRESS	33376 South Fraser Way
PID	011-386-231
LOT SIZE	6,390 SF
ASKING PRICE	\$825,000
ZONING	C5
LAND USE	Secondary Commercial

ASSEMBLY OPTIONS

ADDRESS	2612 - 2604 Bourquin Crescent.
PID	002-271-079 002-255-537
LOT SIZE	4,327 SF 4,265 SF
ASKING PRICE	\$700,000 per property
ZONING	RS1
LAND USE	Secondary Commercial

33386 South Fraser Way Access

Given access requirements for the above-ground parking lot the Seller is willing to:

- 1) Sell the above property(s) in conjunction with the subject property, or
- 2) Register an access right-of-way over a portion of 33376 SFW and 2612 Bourquin Crescent to guarantee clear access to the above-ground parking lot on 33386 SFW.

Further specifics can be provided at time of Offer.



Abbotsforward 2050 - OCP

The City of Abbotsford is currently updating their Official Community Plan, with final adoption expected soon.

In the Stage 3 Report to public and council, the City updated their land uses to reflect the changing landscape of how Abbotsford will continue to change and grow.

The subject properties are slated to be designated as Apartment, which allows for up to 6-storeys and 2.5 FSR, providing for significant future redevelopment potential.

Via Assembly, this location could be a prominent redevelopment site in the future.

APARTMENT



The Apartment designation replaces the former Urban 1 - Midrise designation and enables apartment housing to support Mixed Use Centres and the Primary and Secondary Transit Corridors.

In some cases, where indicated on the land use map, Apartment development may include commercial uses to support active street frontages and a vibrant public realm.

Buildings can be up to 6 storeys in height.

Update (OCP)

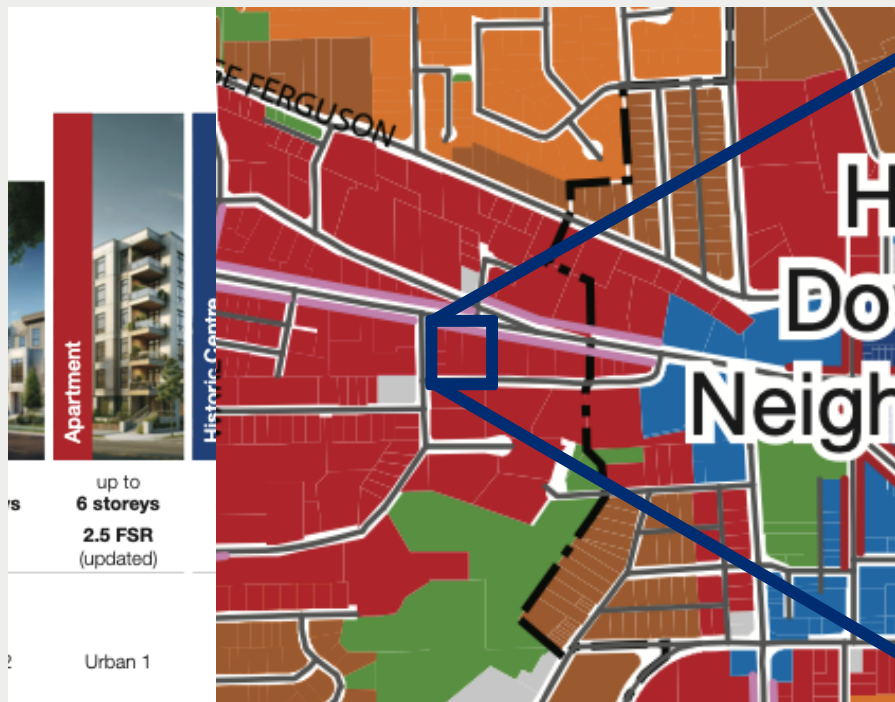
Urban 1 - Midrise now called Apartment

To improve clarity, the Urban 1 - Midrise land use designation has been renamed to Apartment.

Update (OCP)

Consistent apartment building size permission

The draft Plan proposes to harmonize the maximum building size in the Apartment designation from 2 times the lot area for large sites (2.0 FSR) and 2.5 times the lot area for small sites (2.5 FSR) to 2.5 times the lot area (2.5 FSR) for all sites, regardless of size.





CONTACT US FOR MORE INFORMATION

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