



HISTORIC DOWNTOWN ABBOTSFORD · BRITISH COLUMBIA

33735 Essendene Avenue

Offered in conjunction with 33737 & 33739 Essendene Avenue · 2613 & 2615 Montrose Avenue

\$6,499,900

LIST PRICE

±14,908 sq ft

LEASABLE AREA

100% Leased

7 COMMERCIAL UNITS

3 Titles

SOLD TOGETHER

C7 Zoning

HISTORIC DOWNTOWN

THE OFFERING

Fully leased corner holding, Essendene at Montrose.

The sale comprises **three separate titles** containing **seven leasable commercial retail units**, fully leased and producing **\$324,000 per annum** of in-place base rental income, an approximate **4.98% cap rate** on the list price of **\$6,499,900**.

The property offers approximately **±14,908 sq ft** of renovated retail and commercial space on the high-visibility corner of Essendene Avenue and Montrose Avenue, in the heart of Abbotsford's Historic Downtown. Units have been updated in recent years and are occupied by established local businesses including a med spa, cafe, dance studio, tattoo studio and a board game shop, a dynamic and diverse tenant mix.

Zoned **C7 Historic Downtown Commercial**, the property permits a versatile range of uses including retail, office, coffee shop, restaurant and indoor recreation, with mixed-use density upside under the zone.

LOCATION

A landmark, high-traffic corner with strong pedestrian and vehicle exposure in a tightly held downtown core.

CIVIC ADDRESSES	33735, 33737 & 33739 Essendene Avenue 2613 & 2615 Montrose Avenue, Abbotsford, BC
TITLES	3 strata lots, Plan NWS1081 PIDs 001-649-256 · 001-649-264 · 001-649-281
UNITS	7 commercial retail units · 100% leased
LEASABLE AREA	±14,908 sq ft BOMA-measured floor plans, plus 1,175 sq ft common area (16,083 sq ft total)
ANNUAL INCOME	\$324,000 in-place base rent plus common-area cost recoveries
CAP RATE	≈4.98% in-place base rent ÷ list price
PROPERTY TAXES	\$62,264 (2026) three tax rolls combined
ZONING	C7, Historic Downtown Commercial
SALE PROCESS	Exclusive listing · MLS® C8081108
LIST PRICE	\$6,499,900

The subject site.



C7

HISTORIC DOWNTOWN
COMMERCIAL ZONE

1.75 FSR

MAX DENSITY · UP TO
+1.0 WITH UNDERGROUND
PARKING

15.0 m

MAX HEIGHT · 4 STOREYS

95%

MAX LOT COVERAGE

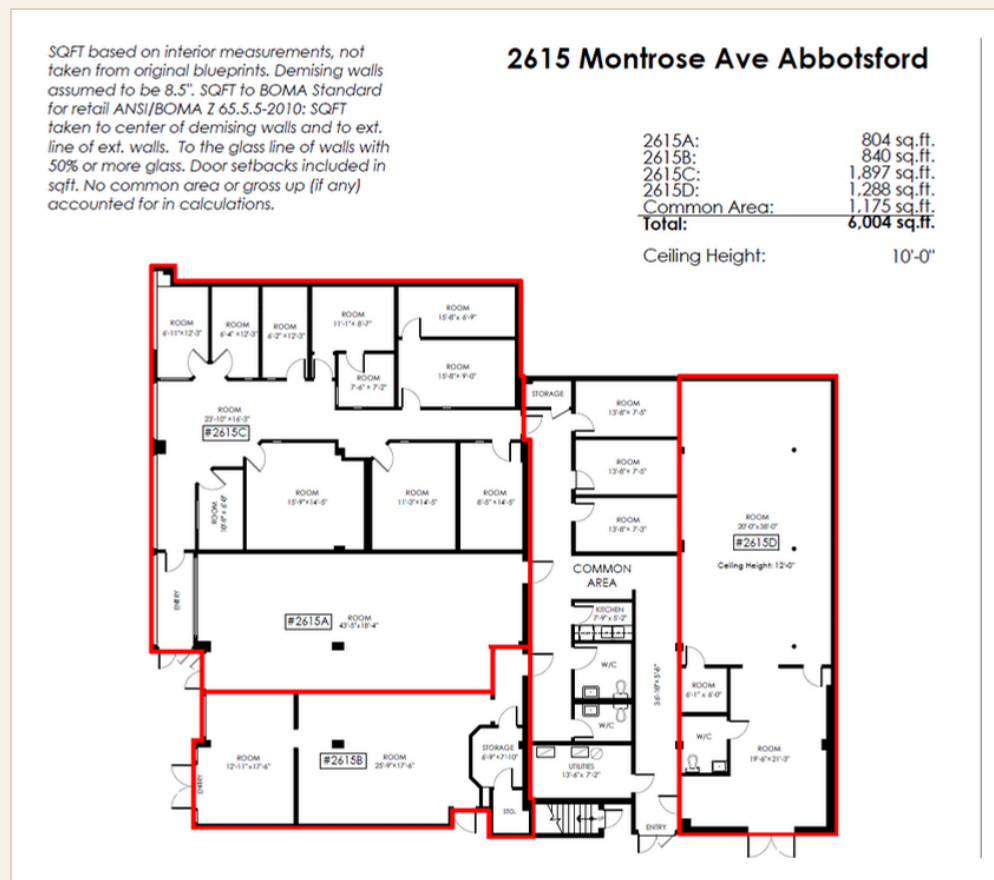
0.0 m

FRONT SETBACK

PERMITTED USES INCLUDE Retail · Office · Coffee Shop · Restaurant · Health Care Office · Personal Service Establishment · Indoor Recreation Facility · Financial Institution · Apartment · Liquor Store · Pub · Media Studio · Tourist Accommodation

Per City of Abbotsford Zoning Bylaw, Section 570 (C7 Zone). Buyer to verify all zoning and permitted uses with the City of Abbotsford.

Unit by unit.



33735 Essendene building 10,079 sq ft · 2615 Montrose building 6,004 sq ft (incl. 1,175 sq ft common area) · 16,083 sq ft combined · ±14,908 sq ft leasable. Measured to BOMA Z65.5-2010 standard from interior measurements; buyer to verify all measurements.

LISTED BY

GURP KHOSA.

PERSONAL REAL ESTATE CORPORATION

Inquiries & tours.

33735 Essendene Avenue is offered for sale at **\$6,499,900**. Qualified inquiries, tours and requests for further information are welcome through the listing team.

Gurp Khosa

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COMMERCIAL REAL ESTATE



HISTORIC DOWNTOWN ABBOTSFORD · ESSENDENE AVENUE AT MONTROSE

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