

Commercial FOR

FOR SALE

GLADWIN CROSSING

2777 - 2785 GLADWIN ROAD | ABBOTSFORD | BC









Exclusively Represented By

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Opportunity

To acquire a prime corner site improved with a mixed retail/office centre and an adjacent property for extra parking or future redevelopment.

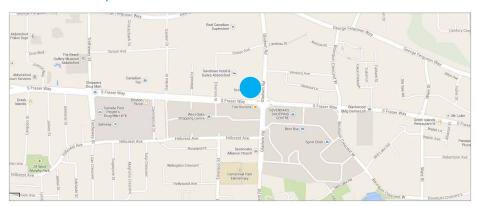
Location

Gladwin Crossing is located on the NW corner of South Fraser Way and Gladwin Road in the commercial hub of the City of Abbotsford.

City of Abbotsford

The City of Abbotsford is located in the heart of Fraser Valley, just one hour from Vancouver and just 15 mins from the US border. Abbotsford is the fifth-largest municipality in British Columbia (population approx. 135,000) and one of the fastest growing cities in Canada.

Location Map



Property

Parcel 1 - 2777 Gladwin Road - Gladwin Crossing is a mixed-use multi-storey retail and office building. The property is comprised of 34,374 square feet on the ground floor and 34,698 square feet of office on floors 2-4.

Parcel 2 - 2785 Gladwin Road - currently used as surface parking with 73 parking stalls.

Zoning

C₅H - City Centre High Rise Commercial

Traffic Volume

Over 39,900 vehicles per day (average 24 hour traffic along South Fraser Way and Gladwin Street).

Rent Roll

Available upon upon request

Mortgage

The Vendor wishes to assign the existing mortgage to the Purchaser. The mortgage term is until Oct 2017 for \$12.7 million at rate of 6.1%.







Salient Facts

Municipal Address 2777 Gladwin Road, Abbotsford, BC

Gladwin Crossing

Legal Address PID: 025-258-109

Lot A, Section 20, Township 16, New Westminster

District, Plan LMP52720

Lot Size 89,021 square feet

Building Area Net Sq. Ft. Gross Sq. Ft.

> First Floor: 36,466 34,374 Second Floor: 7,045 9,545 Third Floor: 14,870 17,756 Fourth Floor: 6,581 7,397

> Underground Parking 53,927

Property Tax (2013) \$369,419.02

Municipal Address 2785 Gladwin Road, Abbotsford, BC

Legal Address PID: 025-258-117

Lot B, Section 20, Township 16, New Westminster

District, Plan LMP52720

Lot Size 0.79 acres

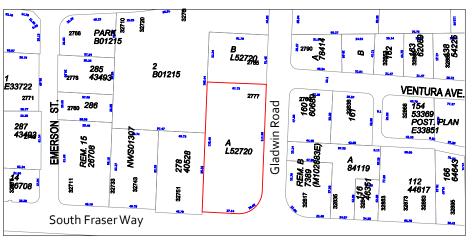
Property Tax (2013) \$22,482.69

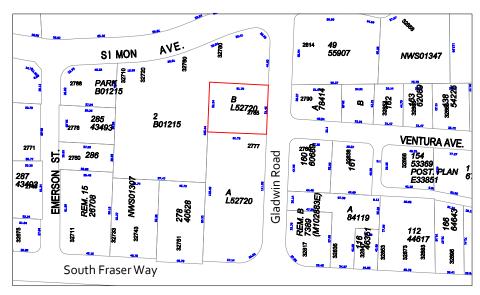
Price (CDN)

Parcel 1 - 2777 Gladwin Road \$23,000,000 Parcel 2 - 2785 Gladwin Road \$2,500,000

Total Offering Price \$25,500,000 *Parcel 1 & Parcel 2 can be sold separately

Legal Plans





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