

HQ

Commercial

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.

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).

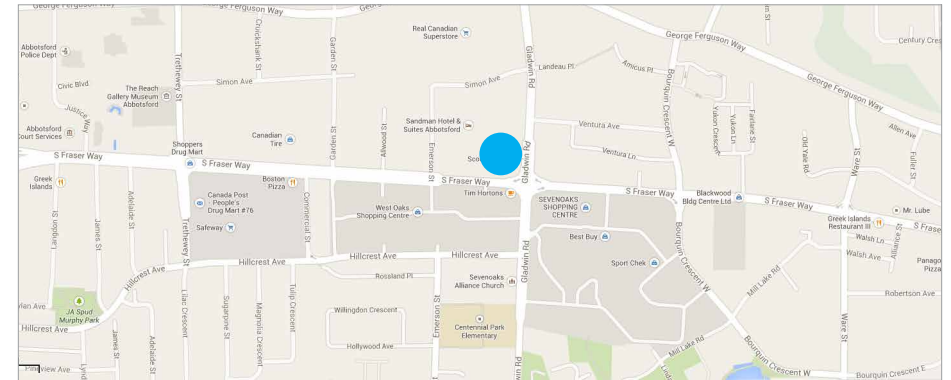
Rent Roll

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%.

Location Map



Salient Facts

Municipal Address	2777 Gladwin Road, Abbotsford, BC	
Legal Address	Gladwin Crossing PID: 025-258-109	
Lot Size	Lot A, Section 20, Township 16, New Westminster District, Plan LMP52720	
Building Area	89,021 square feet	
	Net Sq. Ft.	Gross Sq. Ft.
First Floor:	34,374	36,466
Second Floor:	7,045	9,545
Third Floor:	14,870	17,756
Fourth Floor:	6,581	7,397
Underground Parking	-	53,927

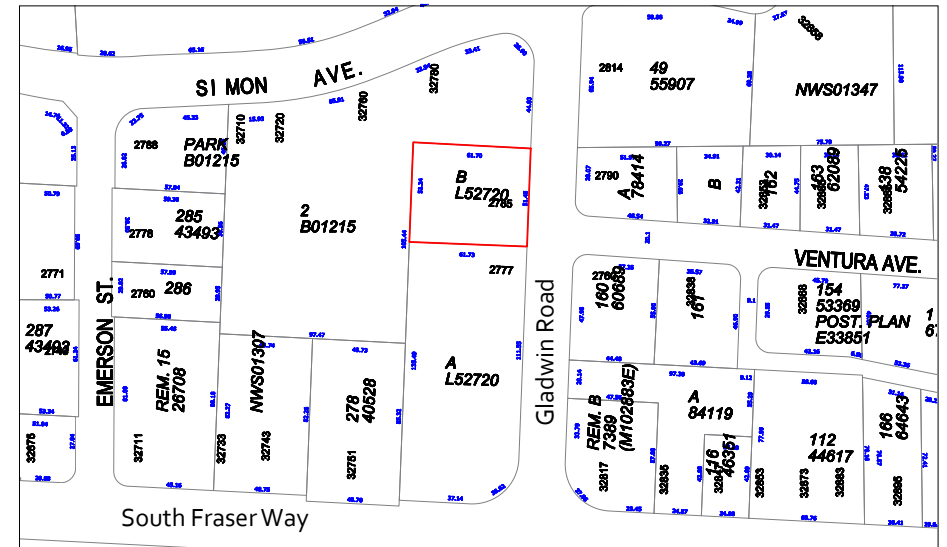
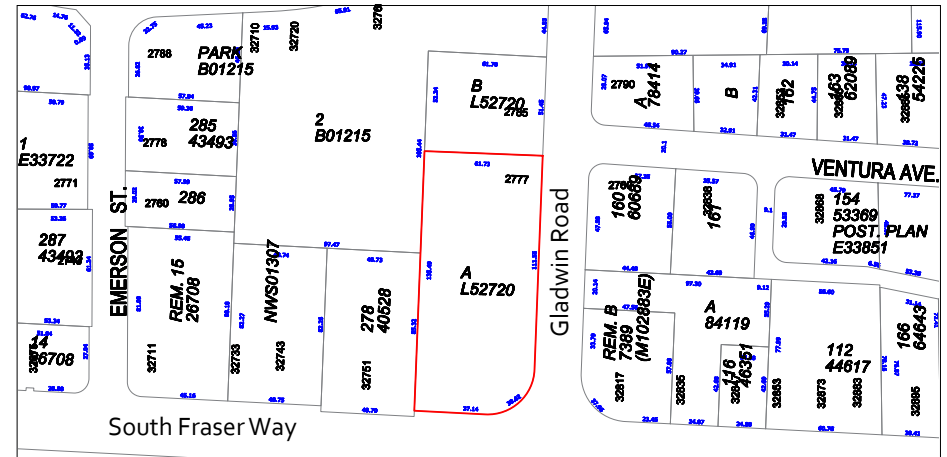
Property Tax (2013) \$369,419.02

Municipal Address	2785 Gladwin Road, Abbotsford, BC	
Legal Address	PID: 025-258-117	
Lot Size	Lot B, Section 20, Township 16, New Westminster District, Plan LMP52720	
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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