



**FOR LEASE**

**30475 CARDINAL AVENUE**  
ABBOTSFORD, BC

**5 OR 10 YEAR LEASE WITH OPTIONS TO RENEW**

**SURFACE PARKING**



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# FOR LEASE

## 30475 CARDINAL AVENUE

ABBOTSFORD, BC

### AVAILABLE AREA FOR LEASE

Main/Ground Floor 5,610.15 sf

### ASKING RENT

\$22.50 psf

### ADDITIONAL RENT

\$11.09 psf

### MONTHLY BREAKDOWN

Base Rent	\$9,584.00
Strata Fees	\$2,290.66
Property Tax	\$2,173.38
GST	\$593.73
<b>TOTAL</b>	<b>\$14,641.77</b>

### AREA DEMOGRAPHICS WITHIN 3 KM

<b>588</b>	Businesses
<b>14,575</b>	Daytime Working Population
<b>31,093</b>	Total Population
<b>3.3%</b>	Projected Growth (2019-2024)
<b>8,397</b>	Households
<b>2.8%</b>	Projected Growth (2019-2024)
Ages:	<b>25.8%</b> < 19
	<b>59.4%</b> 20 - 64
	<b>14.8%</b> > 65
	<b>36.4</b> Median Age
<b>\$109,154</b>	Average Household Income

### PERMITTED USES FOR C2 ZONE

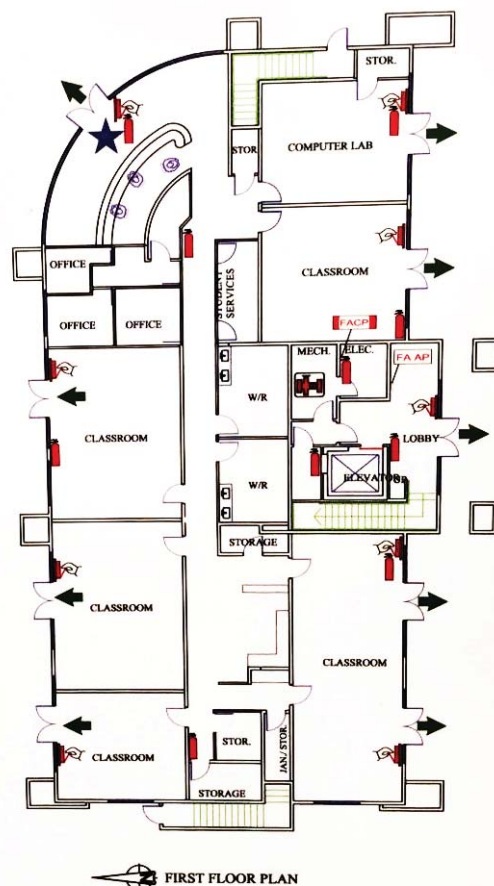
#### PRINCIPAL USES

- Animal Hospital
- Apartment
- Assembly
- Brew Pub
- Child Care Centre
- Civic Use
- Coffee Shop
- Commercial School
- Community Service
- Drive Through Restaurant
- Financial Institution
- Funeral Parlour
- Garden Centre

- Health Care Office
- Indoor Recreation Facility
- Liquor Store
- Media Studio
- Mobile Food Vendor
- Non-Permanent Commercial
- Office
- Personal Service Establishment
- Pet Daycare
- Pub
- Restaurant
- Retail
- Tourist Accommodation

#### ACCESSORY USES

- Home Occupation - Level 1



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