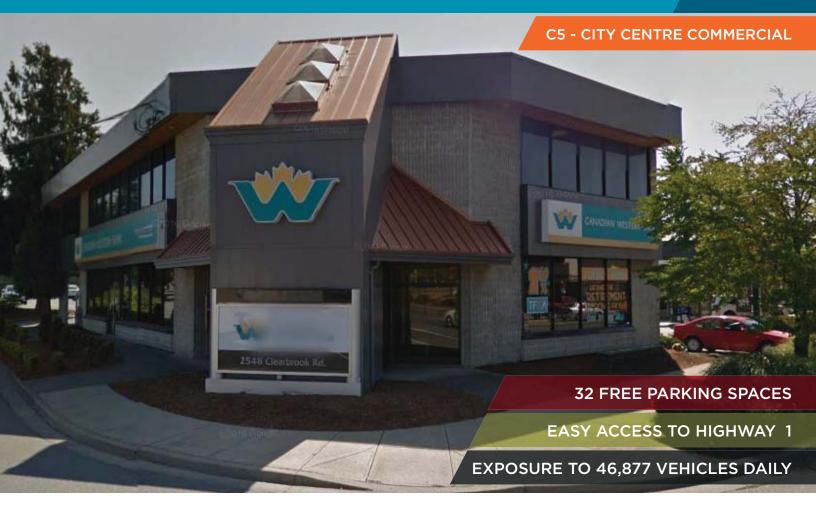


# FOR SUBLEASE FULLY IMPROVED FINANCIAL INSTITUTION 2548 CLEARBROOK ROAD ABBOTSFORD, BC





## **AREA DEMOGRAPHICS**



WITHII 3 KM 1,813 Businesses

**35,264** Daytime Working Population

67,184 Residents

**5.3%** Projected Growth (2018 - 2023)

23,616 Households

**5.7%** Projected Growth (2018 - 2023)

Ages: **22.7**% < 19

**56.9**% 20 - 64 **30.0**% > 65

**39.7** Median Age

\$81,325 Average Household Income

### **Eric Walker**

Senior Associate 604 608 5998 eric.walker@cushwake.com



## FOR SUBLEASE FULLY IMPROVED FINANCIAL INSTITUTION 2548 CLEARBROOK ROAD ABBOTSFORD, BC

### **AVAILABLE AREA**

 Main floor
 3,678 sf

 Basement
 1,750 sf

 TOTAL
 5,428 sf

### **RENT**

Main floor \$26.50 psf Basement \$12.50 psf

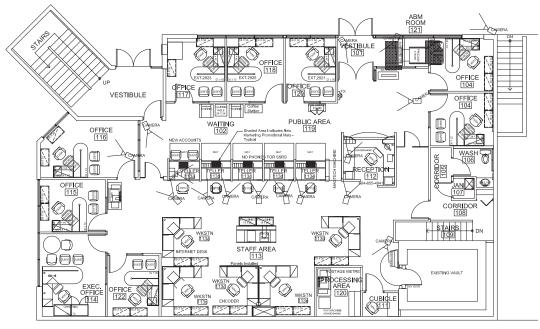
### **ADDITIONAL RENT**

Main floor \$6.02 psf

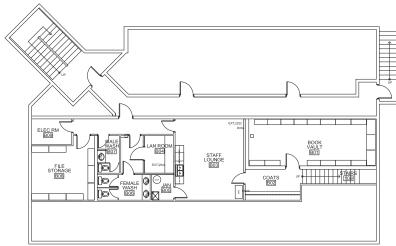
### **LEASE EXPIRY\***

November 30, 2021

\*lease may be extended directly with landlord



MAIN FLOOR - 3,678 SF



BASEMENT - 1,750 SF

### C5 ZONING - PERMITTED USES

1. Animal Hospital

2. Apartment

3. Assembly

4. Child Care Centre

5. Civic Use

6. Coffee Shop

7. Commercial School

8. Community Service

9. Congregate Apartment

10. Drive Through Restaurant

11. Financial Institution

12. Fitness Studio

13. Funeral Parlour

14. Garden Centre

15. Health Care Office

16. Indoor Recreation Facility

17. Liquor Store

18. Media Studio

19. Mobile Food Vendor

20. Non-Permanent Commercial

21. Off-Street Parking

22. Office

23. Pub

24. Personal Service Establishment

25. Pet Daycare

26. Restaurant

27. Restricted Commercial

28. Retail

29. Shopping Centre

30. Tourist Accommodation

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