

2443 Confidential

Abbotsford B.C



FOR SALE

BUSINESS WITH PROPERTY

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ICONIC PROPERTIES GROUP

COMMERCIAL

RE/MAX COMMERCIAL ADVANTAGE

www.iconic.com



Side View

OPPORTUNITY

Iconic Properties Group is pleased to present this unique property comes the rare opportunity to acquire 7,200 sqft on the corner of Bruan Avenue and Confidential Road.

There is 2,226 sqft of leasable space which is currently occupied by a restaurant. Built in 1952, this property was an icon of its era and has been and will be serving the Abbotsford community for generation.

For anyone looking to open your next or a new restaurant and/or hold a property for long term development, this is perfect investment for you!

PROPERTY DETAILS

CIVIC ADDRESS	2443 Confidential, Abbotsford, BC
NEIGHBOURHOOD	Central Abbotsford
LAND SIZE	7,200 sqft
LEASABLE AREA	2,226 sqft

ZONING	C-2
PROPERTY TAX (2021)	\$7,491.31
ASSESSMENT (2022)	\$680,200
ASKING PRICE	Contact Agent

LOCATION

The subject property is strategically located on the corner of Bruan Avenue and Confidential Road. With over 4,200 cars driving by the subjected property on a daily basis, the property's location is deemed as one of the best locations in Abbotsford.

Just around the corner, you can find the famous Seven Oak shopping mall, owned by the large developer (Dava Developments). With complexes of this magnitude in near driving distance, this location come with amazing financial and developmental growth potential. You do not want to miss this opportunity!



Side View



Bird Eye View



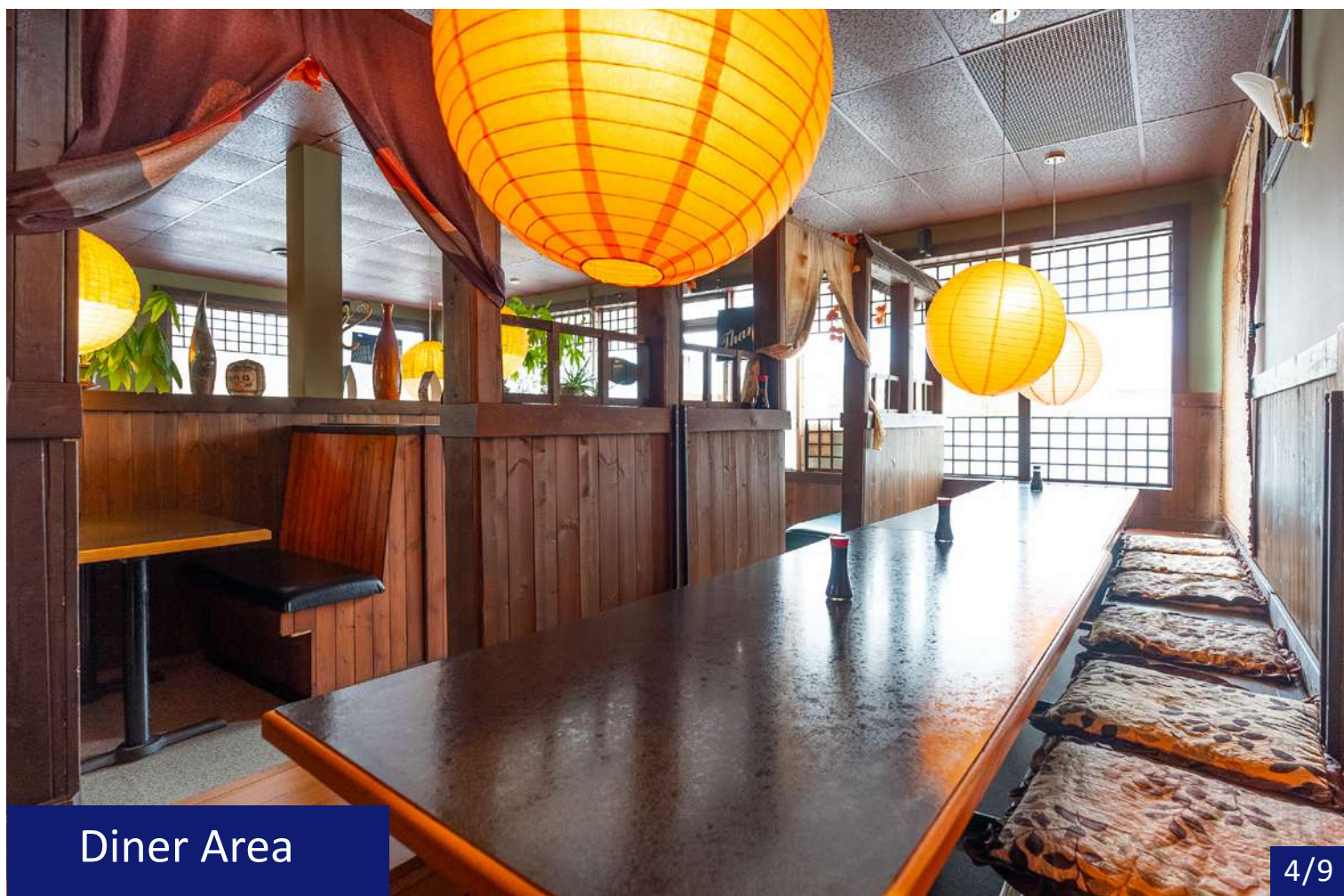
Entrance



Diner Area



Diner Area



Diner Area



Register



Kitchen

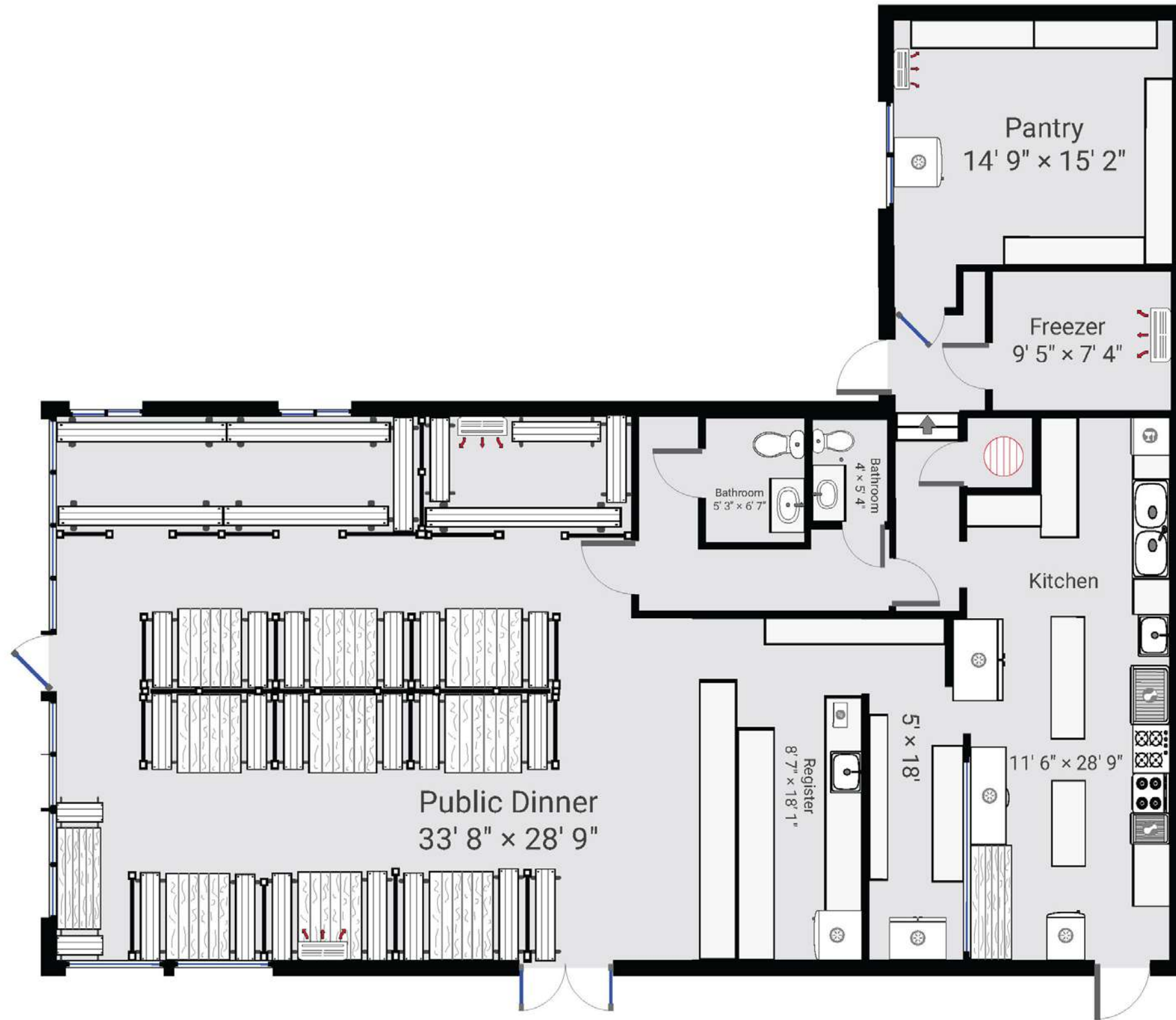


Second Entrance

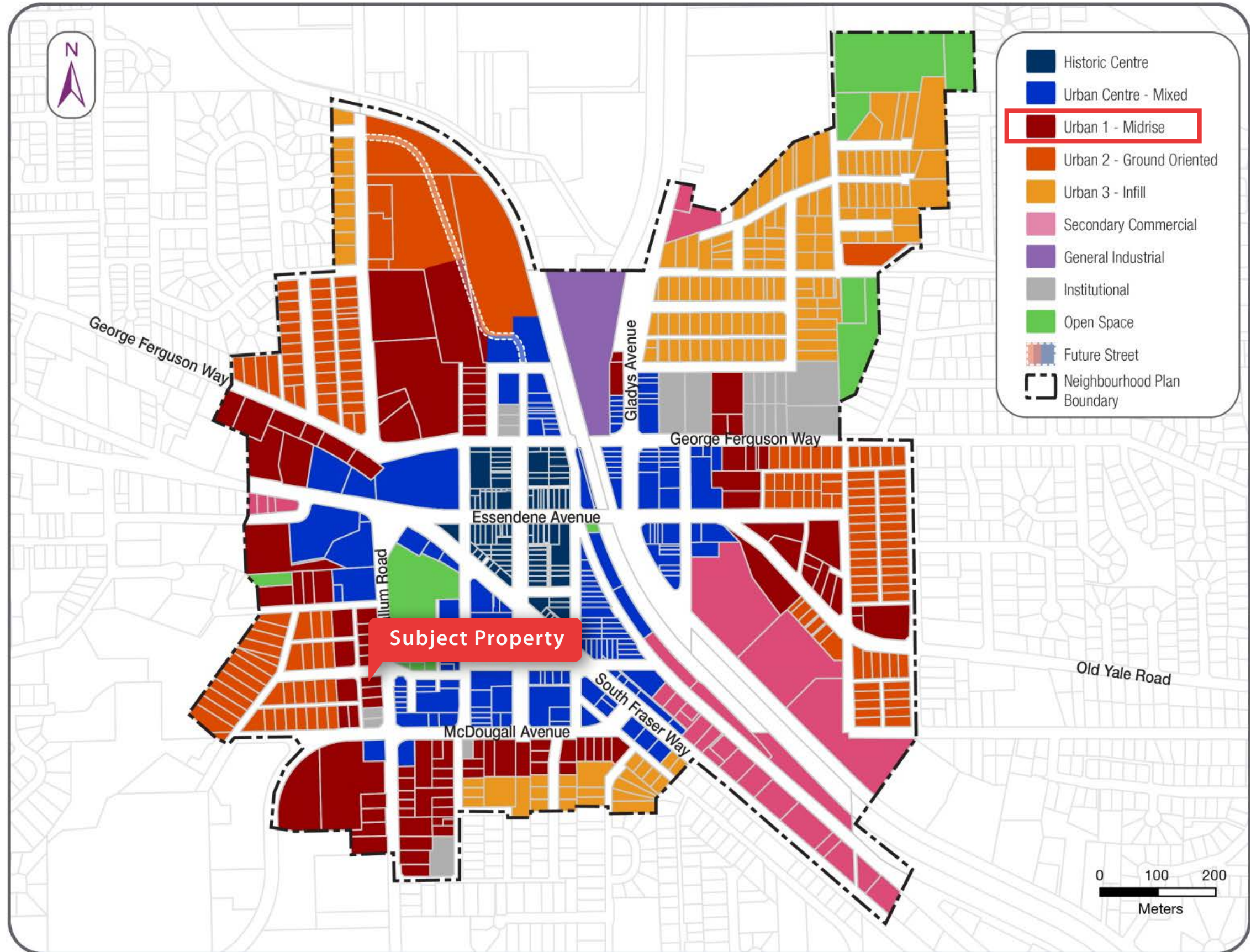


Parking Area

FLOOR PLAN



DEVELOPMENT POTENTIAL



520 – Neighbourhood Commercial Zone (C2)

Intent: To accommodate a wide range of Commercial uses that meet the needs of the broader neighbourhood, in developments up to 10,000 m² in size

520.1 Permitted Uses (B/L 2454-2015)

Permitted Uses Table for C2 Zone	
Principal Uses	
.1 Animal Hospital	.14 Health Care Office
.2 Apartment	.15 Indoor Recreation Facility
.3 Assembly	.16 Liquor Store
.4 Brew-Pub	.17 Media Studio
.5 Child Care Centre	.18 Mobile Food Vendor
.6 Civic Use	.19 Non-Permanent Commercial
.7 Coffee Shop	.20 Office
.8 Commercial School	.21 Personal Service Establishment
.9 Community Service	.22 Pet Daycare
.10 Drive Through Restaurant	.23 Pub
.11 Financial Institution	.24 Restaurant
.12 Funeral Parlour	.25 Retail
.13 Garden Centre	.26 Tourist Accommodation
Accessory Uses	
.27 Home Occupation – Level 1	

520.2 Site Specific Permitted Uses

n/a

520.3 Development Regulations (B/L 2423-2015)

Development Regulations Table for C2 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.60
.2 Minimum Setbacks (Interior Lot Line)	a. 3.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. 1.0 m
.4 Height (maximum)	a. 10.0 m or three Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 50%

520.4 Subdivision Regulations

Subdivision Regulations Table for C2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 4,047 m ²
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

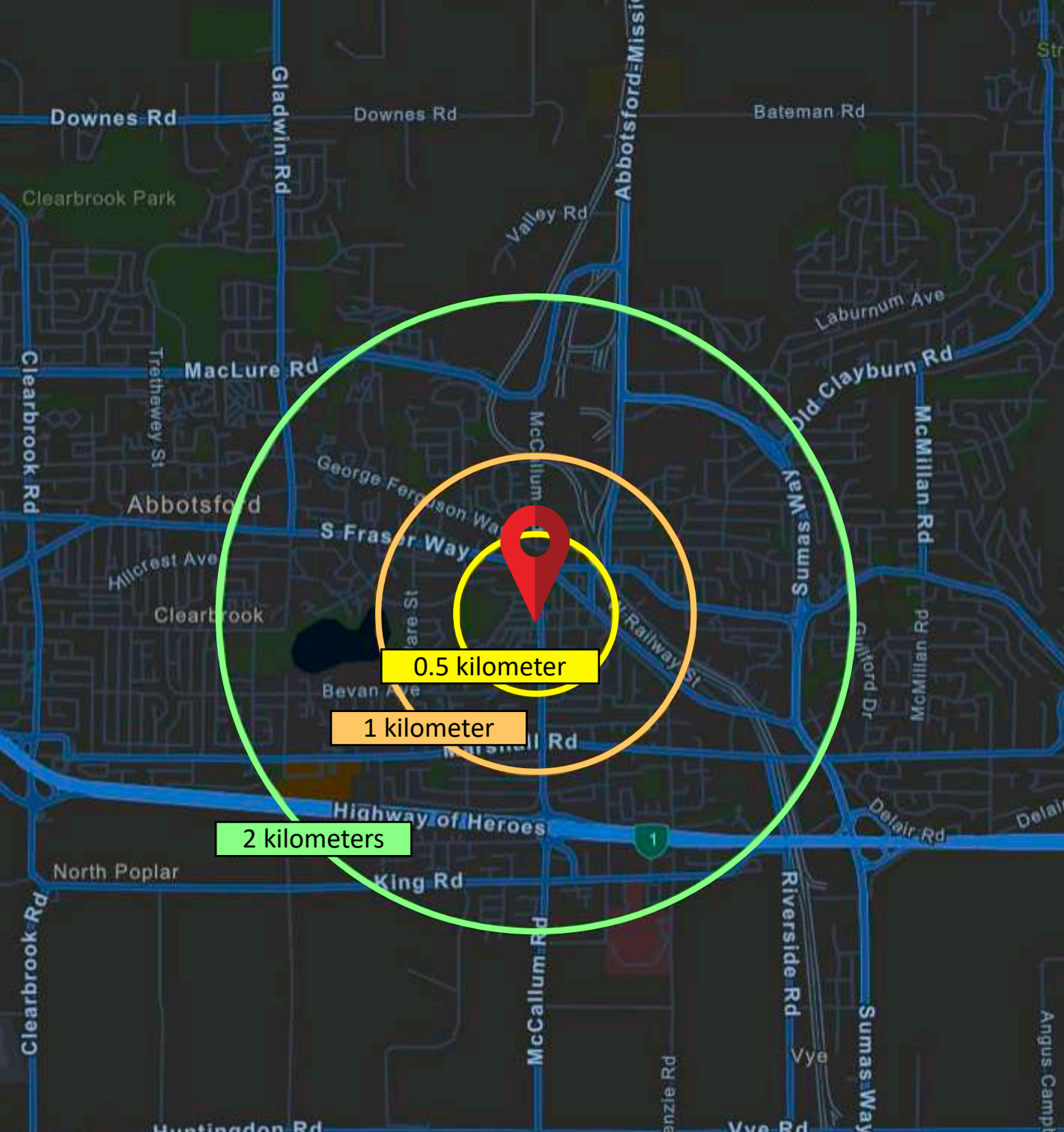
520 – Neighbourhood Commercial Zone (C2)

520.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

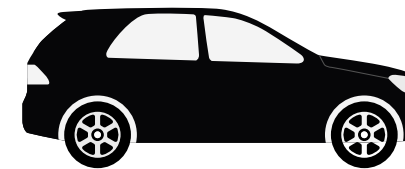
520.6 Conditions of Use

- .1 Office, Health Care Office and Financial Institution uses shall be limited in size to 500 m² per establishment.
- .2 An Apartment shall only be permitted when developed in conjunction with one or more Principal Use(s).
- .3 A portion of any Lot used for an Apartment use shall be provided as common Indoor or outdoor amenity area, in the amount of 3.0 m² per dwelling unit, and shall not be located within the required Setbacks. For the purposes of this section, common Indoor or outdoor amenity area means an area or areas:
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .4 The ground Floor of Buildings in the C2 zone shall be designed to meet BC Building Code standards for Commercial uses.
- .5 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .6 An Apartment shall have all entrances, exits and lobbies entirely separated from those that access all other uses.
- .7 Unenclosed storage shall be permitted for a Garden Centre use, subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. not be located within 3.0 m of an Exterior Lot Line;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - e. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.



DEMOGRAPHICS

	0.5 km	1 km	2 km
Population (2021)	2,947	13,181	36,438
Population (2026)	3,263	14,394	39,053
Projected Annual Growth (2021 - 2026)	2.06%	1.78%	1.40%
Median Age	46.8	40.9	41.1
Average Household Income (2021)	\$66,482	\$70,986	\$81,078
Average Persons Per Household	2.0	36,438	2.3



28,309
VEHICLES PER DAY

Along Abbotsford Mission Highway



8

Restaurants



1

Grocery



9

Cafe



4

Schools



5

Personal Services



6

Childcare

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All measurements quoted herein are approximate.