FOR SALE

High Exposure freestanding Commercial Building

8896 Young Road Chilliwack, BC

Pietro Nardone

Personal Real Estate Corporation

604-767-0490 direct line

Sutton Group - West Coast Realty
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Sutton®

SUTTON GROUP WEST COAST CANADA'S #1 REAL ESTATE BROKER

MLS MEDALLION CLUB MEMBER

DIAMOND MASTER
MEDALLION CLUB
2020
19YEARS

FOR SALE

HIGH EXPOSURE FREESTANDING COMMERCIAL BUILDING

LEGAL DESCRIPTION

PL NWP8130 LT 8 BLK 1 DL 341 LD 36.

P.I.D: 001-916-203

ZONING

CSM

Property Currently Used as a Retail Store

(List of permitted uses are available upon request.)

COMMENTS

HIGH Exposure FREESTANDING Building on BUSY Young Road in Chilliwack, just before the railroad tracks. Over 3,100 Square Feet of Retail/Commercial space on a 7,895 Square Foot LOT. Currently LEASED on an Escalating Rent Averaging $4,000 Per Month Gross. CSM Zoning Permitted. Previously occupied by an Automotive Business.

SALIENT INFORMATION

LOT SIZE: 7,985 Square Feet
58' x 136' (approximately)

PARKING: 6 Parking Spaces

PROPERTY TAXES (2020)**:** $ 4,790.02/Year

AGE: Built in 1989

BUILDING:

Unit Size: 3,120 Square Feet

INCOME:

Monthly: $4,000.00 Gross

TOTAL: **$48,000.00 GROSS PER YEAR**

LIST PRICE $1,098,000.00

FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVE

PIETRO NARDONE

PERSONAL REAL ESTATE CORPORATION

604-767-0490 direct line

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret that we cannot guarantee it. All properties are subject to change or withdrawal without notice.

ACTIVE
C8036409
Board: H
Retail

8896 YOUNG ROAD

Chilliwack
Chilliwack E Young-Yale
V2P 4P5

$1,098,000 (LP)
(SP)
(LR sq. ft. p/a)

High Exposure Freestanding Building on BUSY Young Road in Chilliwack, just before the railroad tracks. Over 3,100 Square Feet of Retail/Commercial space on a 7,895 Square Foot LOT. Currently LEASED on an Escalating Rent Averaging $4,000 Per Month Gross. CSM Zoning Permitted. Previously occupied by an Automotive Business. Call TODAY for an Information Package.

P.I.D.: 001-916-203
Property Type: Retail
Zoning/Land Use: CSM
Land Sz SF/Acres: 7,985 / 0.18
Virtual Tour:
Brochure:

Prop. Tax/Year: $4,790.02 / 2020
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset

Property Details

Interest In Land: Freehold
Environmental Assessment Phase: None
Occupancy: Tenant
Seller's Rights Reserved:
Amenities:

Site Services:

Restrictions: None Known

General Building Details

Subj. Space SqFt: 3,120
Year Built: 1989
Complex Name:
# of Buildings:
# of Loading Doors:
Parking Spaces: 6
Roof: Other
HVAC:
Building Type: Freestanding
Construction Type: Mixed

Width / Depth: /
# of Storeys:
# of Grade Doors:
# of Elevators:

Office Area Sq Ft:
Retail Area Sq Ft:
Warehouse Area Sq Ft:
Mezzanine Area Sq Ft:
Other Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:
Leased Size Sq. Foot:
Lease Type:
Lease Op Cost SqFt:
Additional Rent/SF:
Lease Term (Months):
Lease Expiry Date:
Lease SubLease:
Tot. Spce Avail for Lse:
Subj. Unit Cont. Spce:

Firm(s): Sutton Group-West Coast Realty

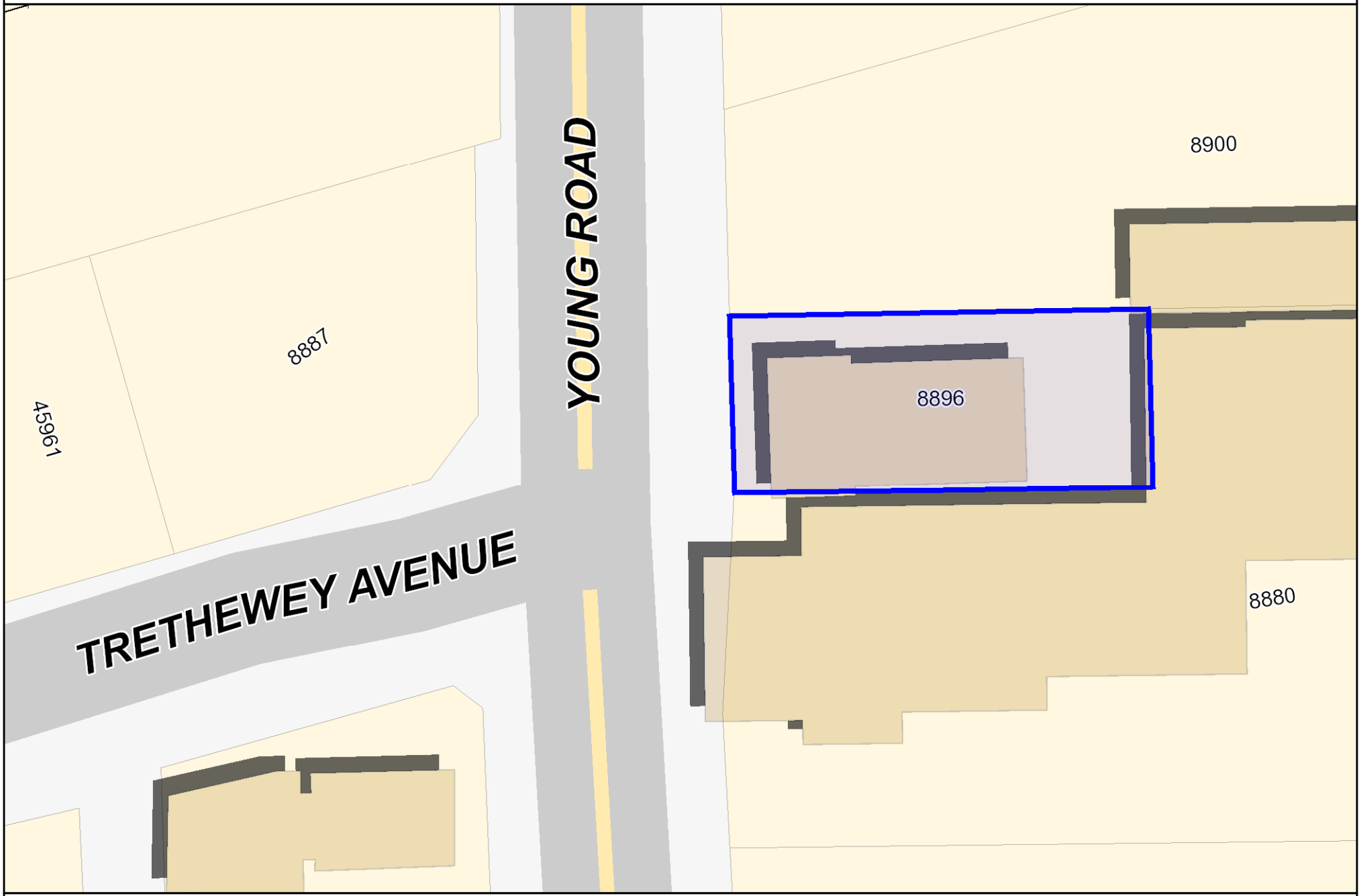
The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

Road

Service Canada Centre
Mary St
Kipp Ave
Yale Rd
Young Rd
Victoria Ave
Fletcher St
Yale Rd
Williams St
Maple Ave
Maple Ave
Margaret Ave
Princess Ave
Princess Ave
Nowell St
Gore Ave
Gore Ave
Gore Ave
Woodbine St
Patten Ave
Main St
Corbould St
First Ave
First Ave
Brett Ave
Second Ave
Charles St
Garden Dr
Hazel St
Third Ave
Cheam Ave
Fourth Ave
Fourth Ave
Birch St
Mary St
School St
Fifth Ave
Fifth Ave
Edward St
Alexander Ave
Chilliwack
Cora Ave
Railway Ave
CHILLIWACK
PROPER
VILLAGE WEST
Dinah Ave
Hazel St
Nowell St
Rowat Ave
ICBC Driver Licensing
(Road Tests Only)
Young Rd
Elm Dr
Larch Ave
Baker Dr
McCaffrey Blvd
Hocking Ave
Brooks Ave
Meadowbrook Dr
Yale Rd
Chilliwack
Google
Map data ©2021 Google

CITY OF CHILLIWACK **Map of Chilliwack**

Exported: February 3, 2021



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Data accuracy not guaranteed

CITY OF CHILLIWACK **Map of Chilliwack**

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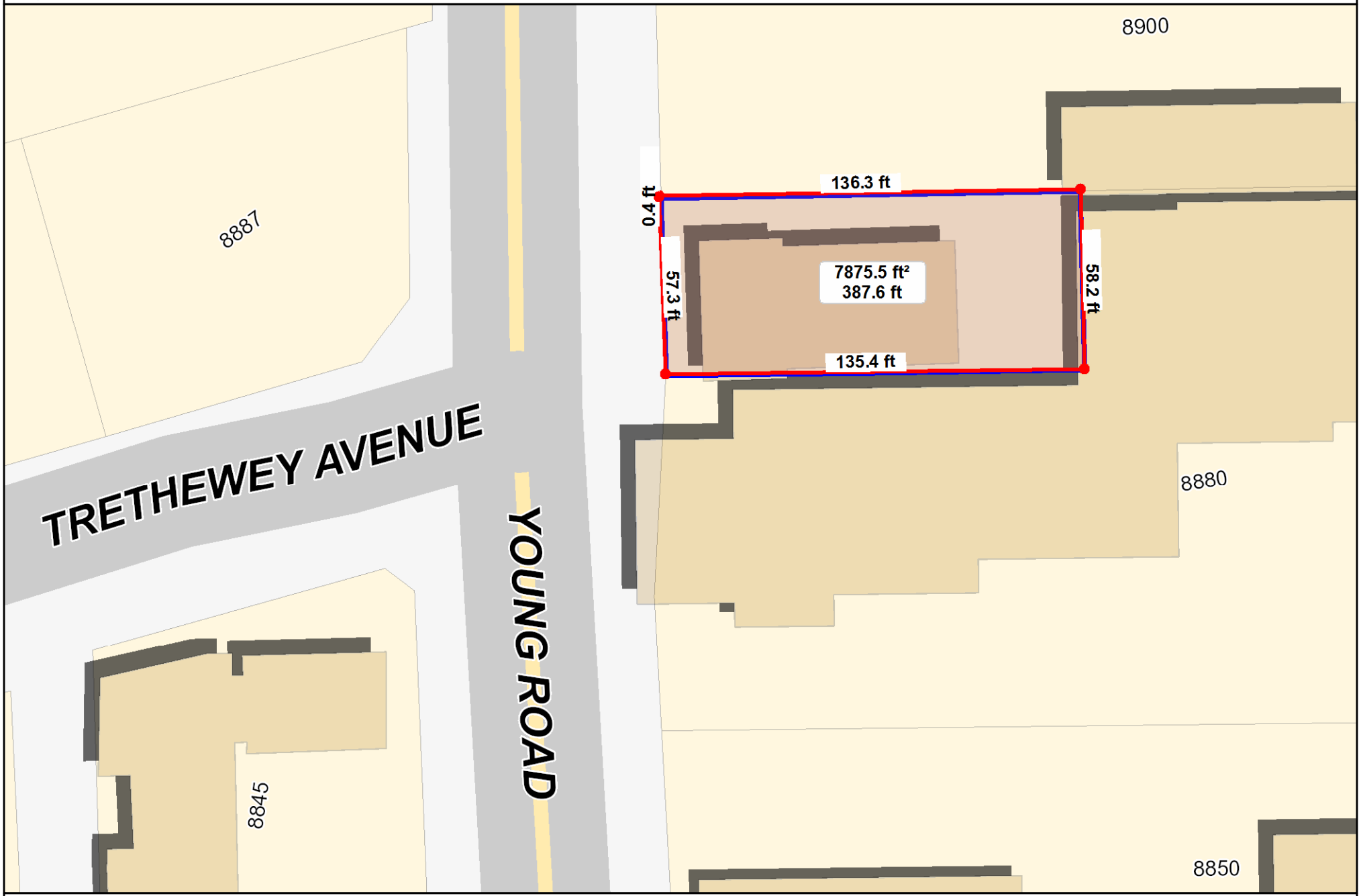

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