

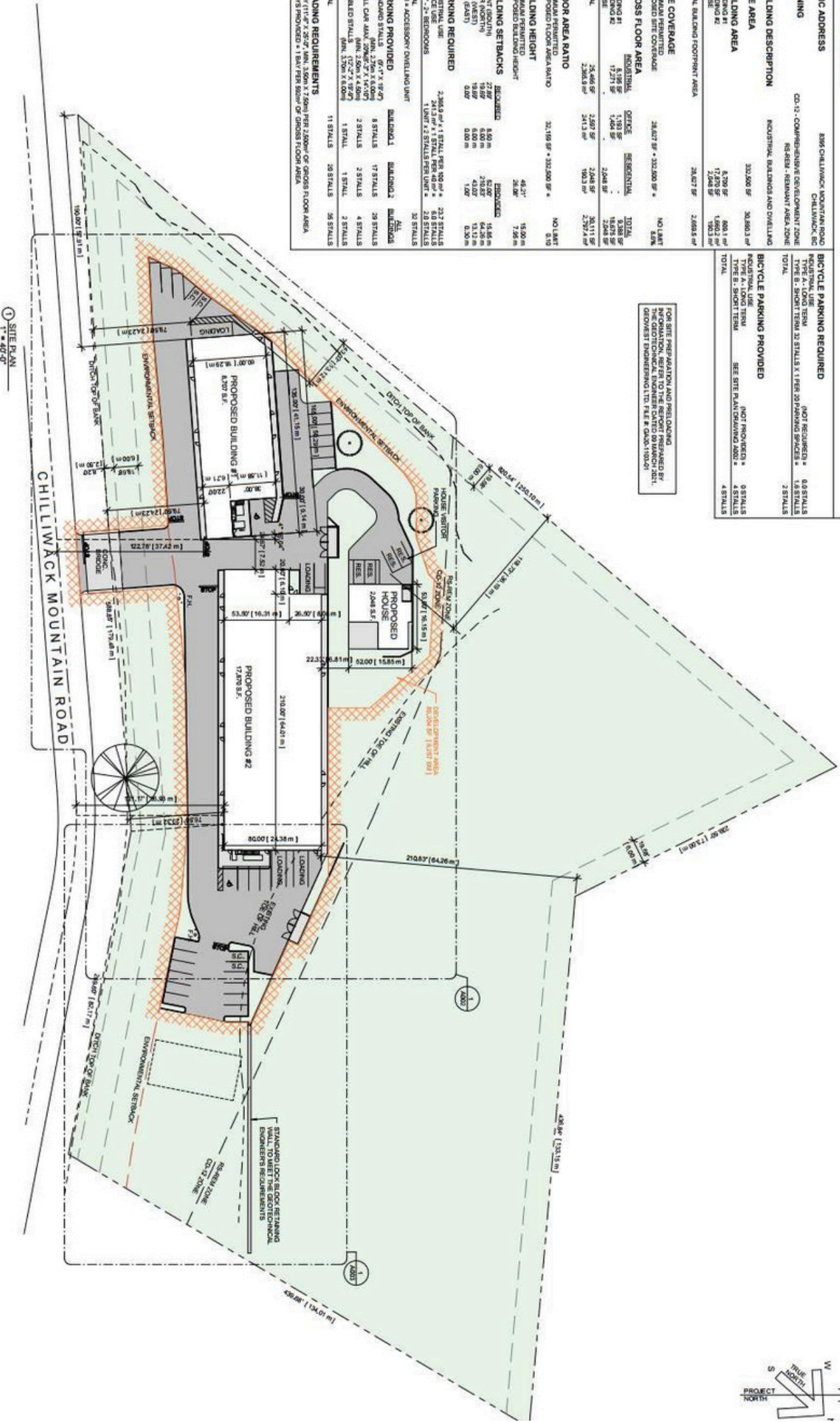
FOR SALE

8395 Chilliwack Mountain Rd, Chilliwack



SITE SCHEDULE			
<b>CIVIC ADDRESS</b>	888 CHILLIWACK MOUNTAIN ROAD	CHILLIWACK, BC	
<b>ZONING</b>	CO-1 - COMPREHENSIVE DEVELOPMENT ZONE	INDUSTRIAL USE AREA	INDUSTRIAL USE AREA
<b>BUILDING DESCRIPTION</b>	INDUSTRIAL BUILDINGS AND DWELLING		
<b>SITE AREA</b>	30,200 SF	30,863 SF	
<b>BUILDING AREA</b>	8,790 SF	600 SF	
<b>INDUSTRIAL AREA</b>	17,200 SF	1,900 SF	
<b>TOTAL BUILDING FOOTPRINT AREA</b>	24,677 SF	2,085 SF	
<b>SITE COVERAGE</b>	MAXIMUM PERMITTED 24,677 SF = 81.7%	NO LIMIT	
<b>GROSS FLOOR AREA</b>	INDUSTRIAL 1,300 SF	RESIDENTIAL 1,900 SF	TOTAL 3,200 SF
<b>FLOOR AREA RATIO</b>	MAXIMUM PERMITTED 32,199 SF = 106.6%	NO LIMIT	
<b>BUILDING HEIGHT</b>	MAXIMUM PERMITTED 24.3 M	NO LIMIT	
<b>BUILDING SETBACKS</b>	REAR 6.00 M	FRONT 1.50 M	SIDE 1.50 M
<b>PARKING REQUIRED</b>	2,384 SF (1 STALL PER 100 SF) = 23 STALLS		
<b>LOADING REQUIREMENTS</b>	4 BAYS REQUIRED		

ON SITE PREPARATION AND DELIVERABLES TO BE PROVIDED BY THE DEVELOPER AND ENGINEER. SEE SITE PLAN DRAWING 0001 & 0002 FOR MORE DETAILS.

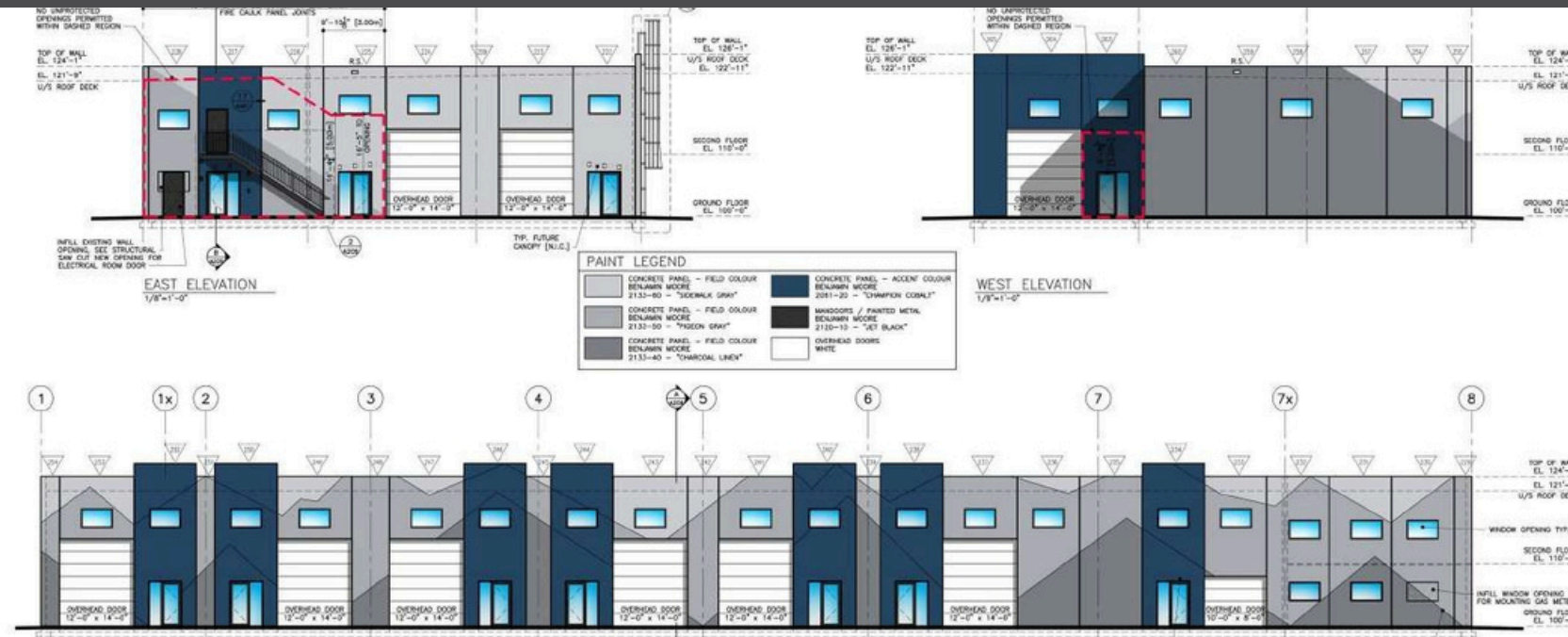


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# 8395 Chilliwack Mountain Rd, Chilliwack



**For Sale - Building Permit Ready**  
**Price: \$6,600,000.00**

Great opportunity here to purchase Industrial/Commercial development land that is located in an sought after area of Chilliwack with easy access to Hwy#1 via the Lickman Rd. interchange. This 7.635 Acre site has flexible CD-12 Zoning and it has plans for 2 buildings on roughly 2.6 acres of flat usable building site. There is also the opportunity to build an additional 2 buildings on the property as well to take full advantage of the useable land. This is an excellent opportunity for someone who wants to skip the timely and costly process of rezoning, development permits, environmental studies etc. and just get right to building the project as all the geo-tech, environmental and civil work has been approved. You can also decide to develop the site for your own specific needs as there are lots of different options here such as warehousing, manufacturing, service industrial, various commercial uses, tourist accommodation, storage and many more. Please contact for more information.



## Additional Info: Water & Sewer

- Civilengineeredplans arecomplete. Sewer pump station on property feeding into mainline on road. Water hook up is just down the road.

**Property Size:** 7.635 Acres

**Zoning :** 51% RS-REM & 49% CD-12

**Property Taxes (2025) :** \$38,196.77