

# FOR SALE

45916 Railway Avenue, Chilliwack, B.C.

SECURE, LEVEL, INDUSTRIAL YARD

IDEAL FOR  
OWNER/USER OR INVESTOR

PRIME LOCATION



RAILWAY AVENUE

**Matthew Syberg-Olsen**

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**Boe Irvani\***

Senior Director, Industrial

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\*Personal Real Estate Corporation

**Marcus & Millichap**

# OPPORTUNITY

Marcus & Millichap is pleased to offer the opportunity to purchase a 5,770 square foot, secure, level industrial yard in Chilliwack's downtown industrial area. M-1 zoning allows for light manufacturing, warehousing and a variety of trade uses. Current Lease offers an attractive 7.2% cap rate at asking price. Proximity to Yale and Young Roads facilitates easy access to Highway 1 and the Greater Chilliwack area. Utilities are at the lot line and property is ideal for owner/users looking for yard space or build-to-suit opportunities.

# SALIENT DETAILS

PID:	008-906-327
Lot Size:	5,770 Square Feet
2024 Taxes:	\$4,808.54
Zoning:	M-1 Light Industrial (food processing, light industrial, research and development lab, tradesperson, warehousing)
Electrical Service:	At lot line
Water/Sewer:	At lot line
Possession:	TBD
Asking Price:	\$599,000
Cap Rate:	7.2%
NOI:	\$43,134.12



*\*Please note that all property boundaries shown are approximate*

# SITE PHOTOS



# Marcus & Millichap

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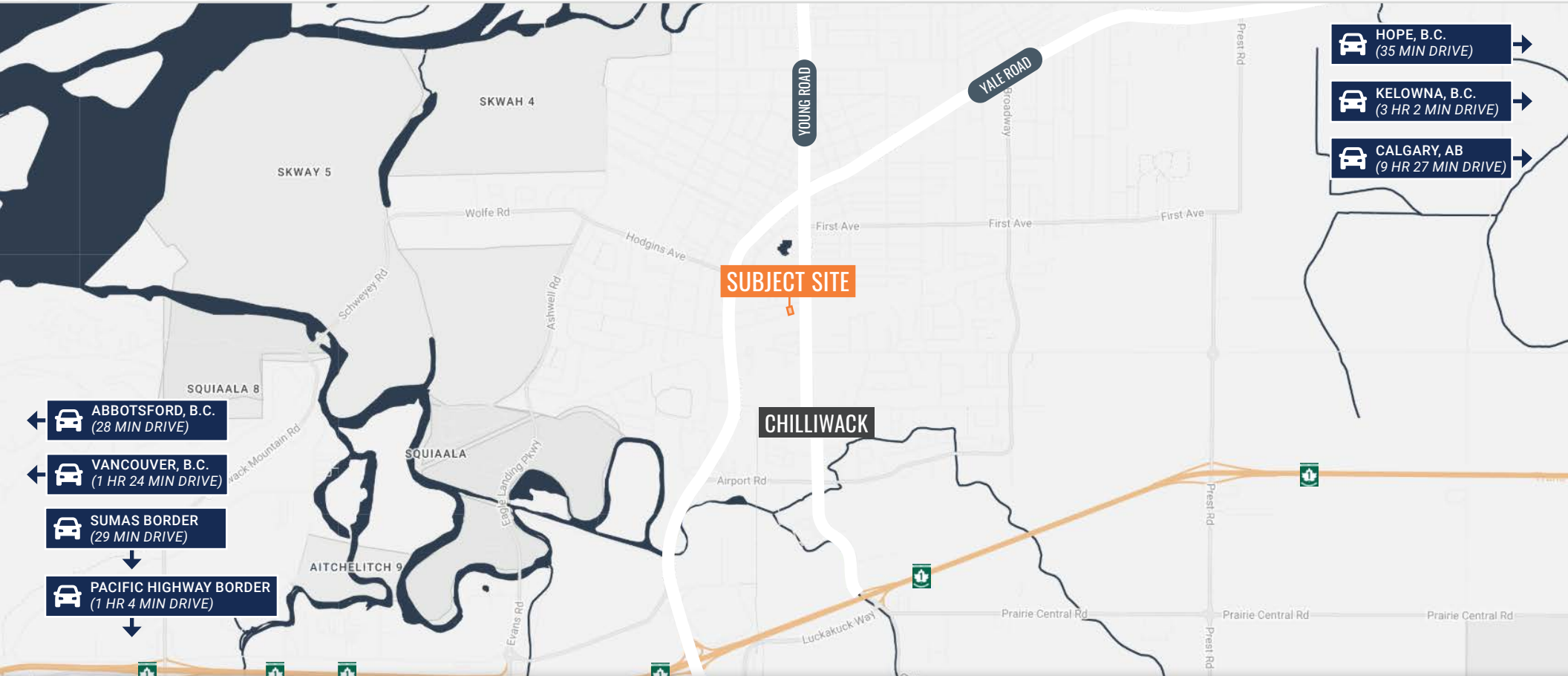
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