## **FOR SALE**

Freestanding Building with Outside Storage Area

**8896 Young Road** Chilliwack, BC



#### Razi Mohamed

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# 8896 YOUNG ROAD CHILLIWACK, BC

#### **OPPORTUNITY**

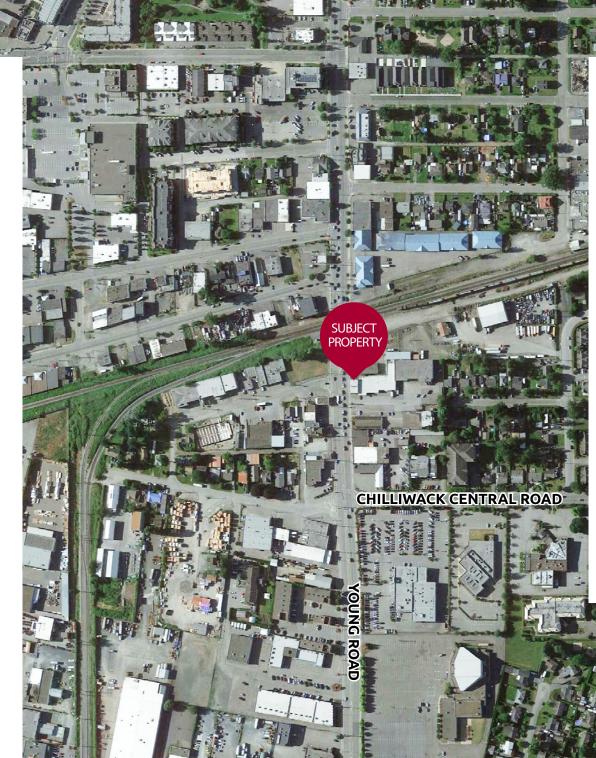
Macdonald Commercial is please present the Opportunity to Purchase a Freestanding Service Commercial building with Yard area. Subject property is ideal for an investor or owner user, comprise of 8274 SF of Land area that include a 3120 SF Building with fenced paved rear yard area, located in the highly coveted area of Chilliwack.

#### LOCATION

The subject property is located along Young Road, which is in near proximity to the main shopping area in Chilliwack. The area is developed with a mixture of commercial and industrial uses; on a main arterial route and it is extremely sought after, provides strategic advantage and benefits from the nearby developments.

#### **PROPERTY HIGHLIGHTS**

- Excellent Strategic location with direct exposure to Young Road
- Paved Yard-Ideal for Outdoor Storage
- Flex Quasi Retail Showroom, Warehouse & Office space
- Property has direct exposure to traffic
- Grade Loading
- Currently tenanted to a Lighting Showroom business



## PROPERTY INFORMATION & IMPROVEMENTS

#### ZONING

Service Commercial Industrial – CSM Contact the listing agent for a copy of the zoning bylaws.

#### LOT SIZE

8,274 Square Feet

#### **BUILDING**

3,120 Square Feet

#### PID

001-916-203

#### **LEGAL DESCRIPTION**

LOT 7, BLOCK 1, PLAN NWP8130, DISTRICT LOT 341, NEW WESTMINSTER LAND DISTRICT, PORTION N 1/2, EXCEPT PLAN BCP9253, EXC PL 40341

## TENANCY INFORMATION

#### **GROSS INCOME**

\$48,000

#### **LEASE MATURITY**

December 2024

#### **PROPERTY TAX**

\$8,010.77 (Yr. 2022)

#### **ASKING PRICE**

\$1,450,000

#### TRANSIT SCORE

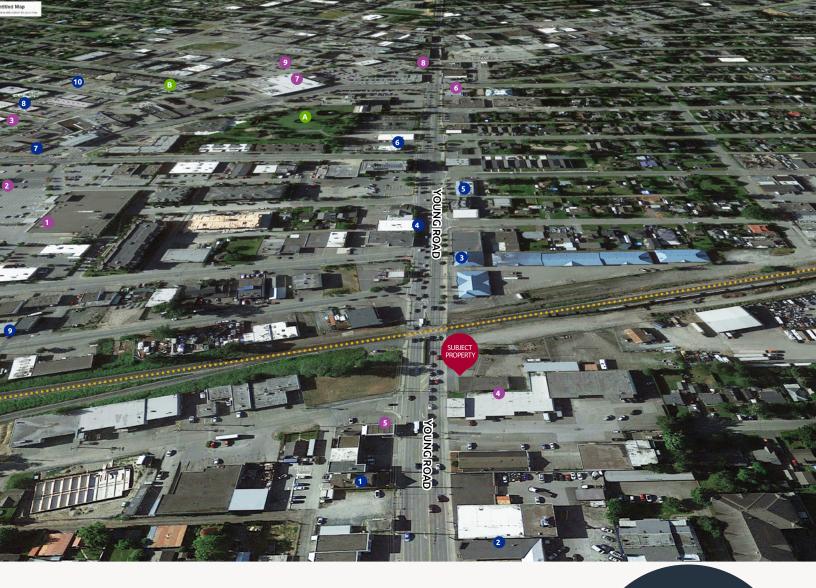


BIKER SCORE Very Bikeable



Very Walkable

Source: walkscore.com



#### **AMENITIES**

#### RESTAURANT / CAFE

- 1. Shandhar
- 2. SinAmen Bun con
- 3. Loose Caboose Cafe
- 4. Benanna Bakery
- 5. Corner Nook Cafe
- 6. Dairy Queen
- 7. A & W Canada
- 8. Starbucks
- 9. MacDonald's
- 10. Pizza Pizza

#### SHOPPING / SERVICES

- 1. FreshCo Chilliwack
- 2. Dollarama
- 3. Shoppers Drug Mart
- 4. Gymnastic Club
- 5. Husky Gas Station
- 6. Esso
- 7. Save-On-Foods
- 8. CIBC
- 9. RBC Royal Bank

#### CULTURAL & RECREATION

- A. Salish Park
- B. Chilliwack Museum
- ···· Chilliwack Via Rail

#### Drive time to

Chilliwack Airport

15 min

Trans-Canada Hwy

7 min

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