

# FOR SALE

---

Freestanding Building with  
Outside Storage Area

8896 Young Road  
Chilliwack, BC



**Razi Mohamed**

Personal Real Estate Corporation

778-879-9407

[razi.mohamed@macdonaldcommercial.com](mailto:razi.mohamed@macdonaldcommercial.com)

**Macdonald**  
COMMERCIAL

— member of —

**CORFAC**  
International



# 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



**WALK SCORE**  
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	15 min
Airport	

Trans-Canada Hwy	7 min
------------------	-------

## Razi Mohamed

Personal Real Estate Corporation

778-879-9407

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

Macdonald

COMMERCIAL

The information contained in this brochure is for general information purposes only and is not intended as professional advice. Although this information has been received from sources deemed reliable, Macdonald Commercial Real Estate Services Inc. ("Macdonald") does not make any warranty as to the accuracy or completeness of information, analysis or views contained in this brochure or in any links provided herein or their usefulness or suitability in any particular circumstance and Macdonald accepts no liability of whatsoever kind for any damages or losses incurred by you as a result of reliance upon or use of this brochure or any links provided herein. Without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice. This brochure is not intended to cause or induce breach of an existing listing agreement and not intended to solicit any property currently under contract."