



**FULLY LEASED  
COMMERCIAL BUILDING**

**FOR SALE**

**\$2,090,000**

**45789 Spadina Avenue  
CHILLIWACK, BC**



*The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to undertake your own investigations regarding the property and any future development potential.*

**BOB Plowright**  
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**RE/MAX**  
**COMMERCIAL**  
**PLOWRIGHT**  
**& ASSOCIATES**  
An independent Member Broker

RE/MAX Bob Plowright Realty 7300 Vedder Rd. Chilliwack BC | 604-858-7179

**OPPORTUNITY** To obtain a well maintained single level commercial building fully leased and located on a high traffic corner with 6 retail stores and one office space. Features include a brick and cement block exterior, roof replaced 2009, 7 new HVAC's units in last 5 years, separate gas and electric meters, secured entry to rear office space. Properties in close proximity are under redevelopment and will add a substantial number of new residences. This multi-tenant building is an ideal investment as current lease rates are below market providing an opportunity to increase income and accordingly add value. An investment with an upside!!

## PROPERTY INFORMATION

### SITE AREA:

Approximately 9,322 sq. ft.; 0.214 acres

### TYPE OF STRUCTURE:

Single-storey professional office/retail building, reportedly constructed in the mid-1960's with additions in 1966 and 1972.

Approximate main floor area: 7,868 sq. ft.

Reported net rentable area: 6,661 sq. ft.

### DESCRIPTION OF SUBJECT PROPERTY:

As depicted by the following survey plan, the subject site comprises a rectangular parcel, forming the northwest corner of the intersection of Main Street and Spadina Avenue. This is a traffic light controlled intersection.

### BUILDING DIMENSIONS:

The structure is quite irregular in configuration, having overall dimensions of approximately 68' by 132.25'. There is a partially covered courtyard in the mid-southeasterly portion of the building.

### STREET IMPROVEMENTS:

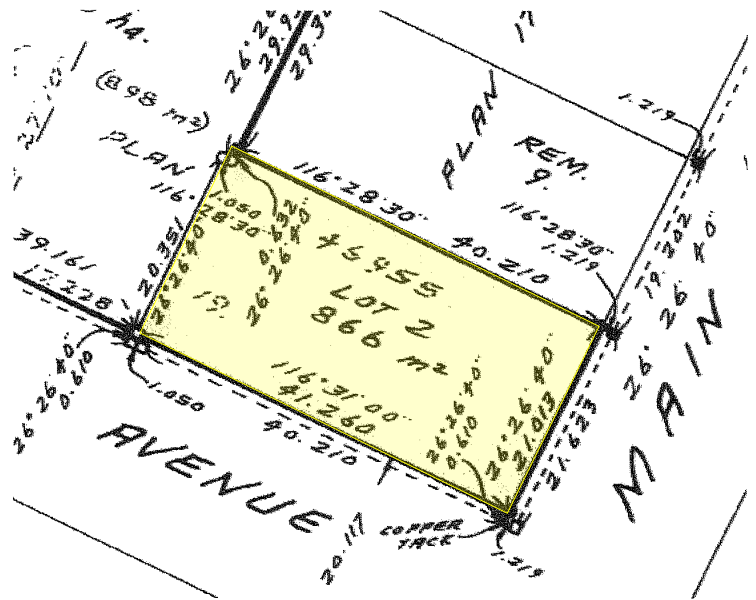
Main Street is a blacktopped, two lane roadway with concrete curbs and sidewalks.

Spadina Avenue is a two lane roadway, also having concrete curbs and sidewalks.

Parallel parking is permitted on both road frontages.

### UTILITIES:

A full compliment of Municipal services are available.



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## ZONING:

### C3 (TOWN CENTRE COMMERCIAL) ZONE

#### PERMITTED USES (Include but not limited to):

- a) Apartment
- b) Child Care Facility
- c) General Commercial
- d) School

(Subject to Regulations)

#### OFFICIAL COMMUNITY PLAN

##### DESIGNATED URBAN QUARTER MIXED USE

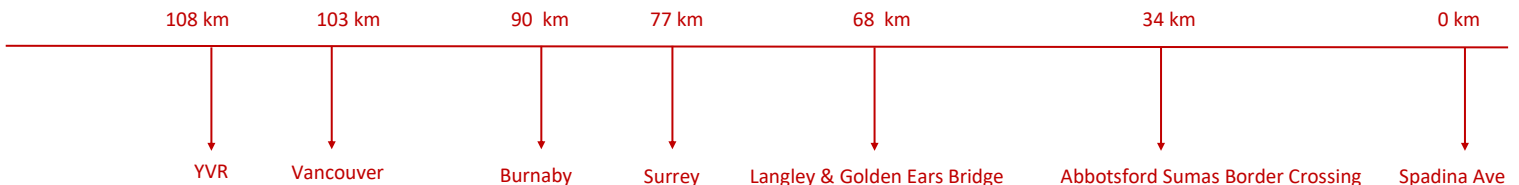
Future development potential incorporating retail at street level with office and residential above.



## ACCESS:

- ◆ Via the Trans-Canada Highway from Vancouver Ports, USA Border, and Lower Mainland.
- ◆ From Highway 1 access from Yale Road North.
- ◆ The Property is within Downtown Chilliwack and walking distance to the newly redeveloped 5 Corners; District 1881.

## DRIVING DISTANCE:



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# CHILLIWACK

BETTER FOR BUSINESS. BETTER FOR LIFE.

BRITISH COLUMBIA CANADA

Chilliwack is well positioned within British Columbia with natural majestic beauty, abundant recreational and lifestyle opportunities and a sound business sector.

It is about 100km from the city of Vancouver and part of the Fraser Valley Regional District.

With a mild climate, residents can enjoy year round outdoor activities. Thanks to the superb quality of life, Chilliwack is steadily growing.

People choose to live here because of our low tax rates, affordable housing costs exceptional quality of life.

► 7th largest city in British Columbia and 2nd largest city in the Fraser Valley. Approx. 107,200 residents with a 5 year growth rate of 10.1% (2023)

► Chilliwack's population is projected to continue growing, with a population of 132,000 being reached between 2035 (at 2.0% per year) and 2040 (at 1.5% per year).

► All levels of education

► Chilliwack's population and employment growth have been outpacing other municipalities and the trend is expected to continue, providing new opportunities for our local economy

► Chilliwack is surrounded by mountains, rivers, recreational areas and provincial parks




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**Active**  
**C8072143**

**45789 SPADINA AVENUE**  
**Chilliwack Downtown**  
**Chilliwack**  
**V2P 1T5**  
**Listing Map:** 

**For Sale**  
**Retail**

Additional Property Types:

**Office, Retail**

For Sale Price: **\$2,090,000**

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **C3** Gross Prop **\$17,414.33** Tax Yr: **2025** Sale Type: **Asset**

P.I.D.#: **018-078-966** Building/Complex Name:

A well maintained single level commercial building fully leased and located on a high traffic corner with 6 retail stores and one office space. Features include a brick and cement block exterior, roof replaced 2009, 7 new HVAC's units in last 5 years, separate gas and electric meters, secured entry to rear office space. Properties in close proximity are under redevelopment and will add a substantial number of new residences. This multi-tenant building is an ideal investment as current lease rates are below market providing an opportunity to increase income and accordingly add value. OCP - Urban Quarter: Mixed use Future Development Potential retail at street level with office and residential above. Subject to regulation. An investment with an upside!! Call to obtain the detailed information package and to set up your private viewing ... **DO NOT CONTACT TENANTS.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **6,661** Space Avail for Lse:  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **9,322.00** Retail Area Sq. Ft:  
Land Size Acres: **0.21** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: Min. Divisible  
Subj Prop Depth Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?: **No**  
Strata Fees/Month:

Seller's Int.: **Registered Owner**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy: **Tenant**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per  
Basic Rent per Annum:

Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **1** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: Clear Ceiling Ht (ft):  
Year Built: **1962** Class of Space:  
Building Type: **Freestanding, Commercial Mix, Street-Level Storefront**

Construction Type: **Concrete Block**

Potential to Redevelop? **No** Comments:

Environ. Assess.Done? **No** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:

APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

**LISTING FIRM(S):**

1 RE/MAX Bob Plowright Realty  
2.  
3

**PRESENTED BY:**

Bob Plowright - CONTC: 604-858-7179  
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www.bobplowright.com  
Virtual Tour:

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