

FOR SALE

44394 Progress Way

CHILLIWACK, BC

Avison Young is pleased to present the opportunity to acquire 2.49 acres of M2-zoned industrial land in Chilliwack's Progress Way Industrial Park



Subject
Property

Michael Farrell*, Principal
604 646 8388
michael.farrell@avisonyoung.com
**Personal Real Estate Corporation*

Mathew Sunderland*, Principal
604 647 1346
mathew.sunderland@avisonyoung.com
**Personal Real Estate Corporation*

**AVISON
YOUNG**



Property highlights

-  Prime Chilliwack location
-  Flexible M2 zoning supporting a variety of industrial uses
-  Short term holding income in place - call for details
-  Compact gravel and partially paved yard ideal for storage
-  Reports available to qualified buyers



PROPERTY SUMMARY

PID
027-648-265

LEGAL DESCRIPTION
LOT 2, PLAN BCP38013, DISTRICT LOT 269,
GROUP 2, NEW WESTMINSTER LAND DISTRICT

SIZE
2.49 acres

ZONING
M2 Zoning

SALE PRICE
\$8,200,000

PROPERTY TAXES (2025)
\$80,170.20

AVAILABLE
Immediately

AVAILABLE SERVICES
Municipal Water, Hydro, Telephone, Natural
Gas, Storm/Sanitary Sewer

Opportunity

Exceptional opportunity to acquire 2.49 acres of M2-zoned industrial land at 44394 Progress Way in Chilliwack. The site is suitable for a variety of industrial uses and offers an attractive opportunity to establish a presence in Chilliwack.

Location

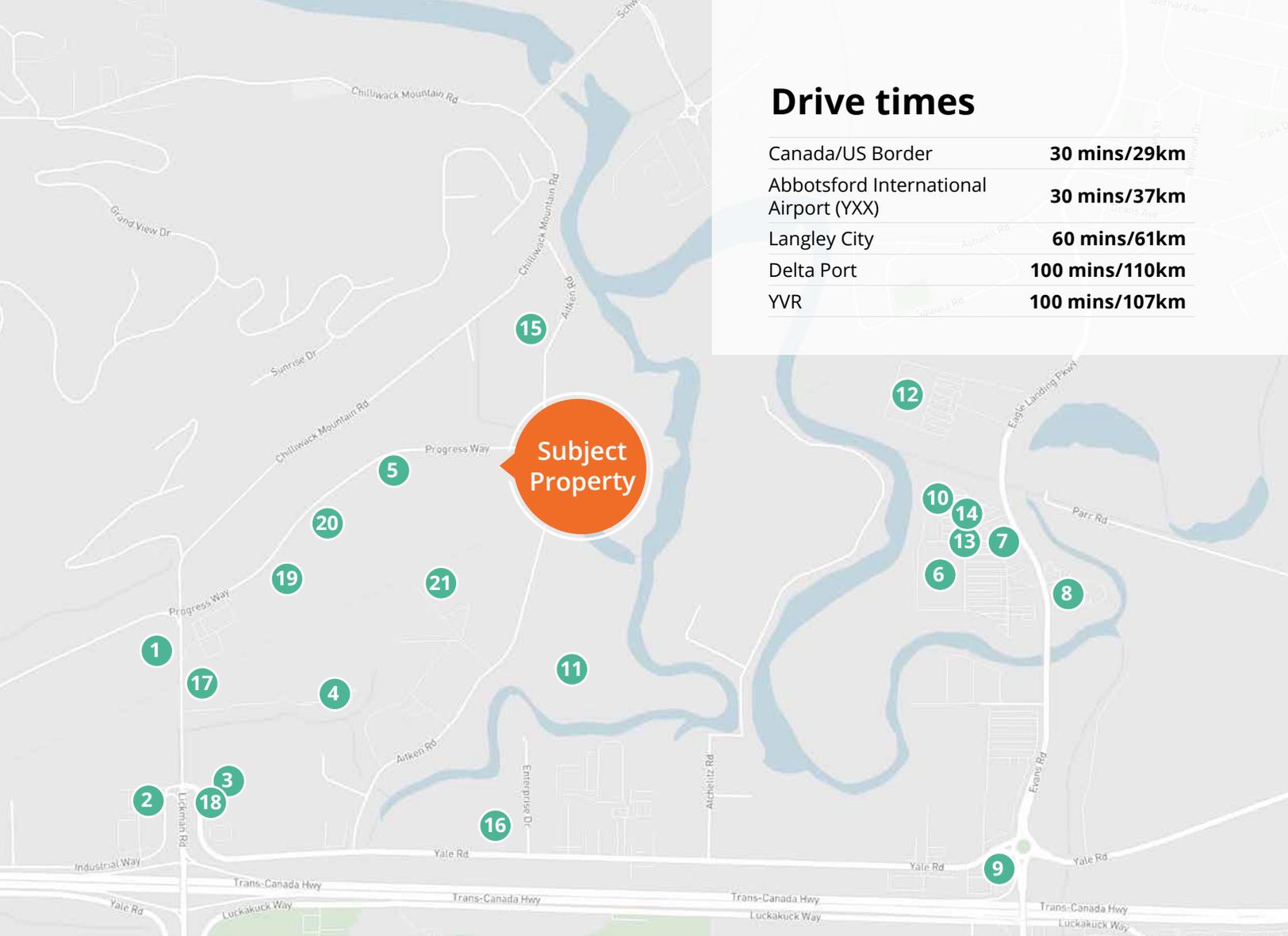
44394 Progress Way is located within the Progress Way Industrial Park, an established industrial node in Chilliwack. The property is positioned directly north of Highway 1 and benefits from convenient east and west access via the Lickman Road Interchange, providing efficient connectivity to the Fraser Valley and Metro Vancouver. The site is surrounded by established industrial uses and is close to nearby amenities.

Area highlights

-  Easy access to the Fraser Valley, Abbotsford, and Metro Vancouver
-  Proximity to amenities and services
-  Growing market with a strong industrial base

Drive times

Canada/US Border	30 mins/29km
Abbotsford International Airport (YXX)	30 mins/37km
Langley City	60 mins/61km
Delta Port	100 mins/110km
YVR	100 mins/107km



Nearby amenities

- | | | |
|------------------------------------|-------------------------------------|-----------------------------------|
| 1. Kal Tire | 8. Browns Socialhouse Eagle Landing | 15. Deep Tires Chilliwack Tires |
| 2. Tim Hortons | 9. Triple O's | 16. Cookies Grill |
| 3. Chevron Commercial Cardlock | 10. Galaxy Cinemas | 17. Subway |
| 4. Hampton Inn by Hilton | 11. Goodies Recycling | 18. Chevron |
| 5. Pacific Coast Heavy Truck Group | 12. The Home Depot | 19. Reflections Truck Body Repair |
| 6. Walmart Supercentre | 13. A&W Canada | 20. PrairieCoast equipment |
| 7. Five Guys | 14. Eagle Landing Liquor Store | 21. Shannon Lumber Ltd |

Contact for more information

Michael Farrell*, Principal
604 646 8388
michael.farrell@avisonyoung.com
**Personal Real Estate Corporation*

Mathew Sunderland*, Principal
604 647 1346
mathew.sunderland@avisonyoung.com
**Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member