

7730 OLD ORCHARD RD, CHLLIWACK

FOR SALE / LEASE

Prominent 13.49 Acre Future Industrial Site

momentum

- 13.49 Gross Acres
- Two Buildings
- Agriculture Commercial Zoning
- 1400' of HWY 1 Exposure



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OPPORTUNITY

Rare opportunity to purchase or lease up to ±10 net acres of agriculturally commercial zoned land along Highway 1 in West Chilliwack. With over 1400 feet of frontage along Hwy 1, this property offers prominent exposure and scale for a range of users.

The City has expressed strong interest in seeing this property rezoned to align with neighbouring properties, which include M3 - General Industrial or M4 - Heavy Industrial. This creates significant upside for groups looking to secure a strategic site.

The existing improvements total approximately 32,000 sqft and are in good functional condition for continued storage, operations, and office. The owner is open to leasing the property to a single user or demising it for multiple users.

LOCATION



HIGHLIGHTS



Zoning: AC -
Agricultural Commercial



1400' of Highway 1 Exposure



Gravelled Yard



Prominent Signage



Apply for a TUP or Rezone

SALIENT DETAILS

ADDRESS 7730 Old Orchard Rd,
Chilliwack

PID 004-041-658

BUILDING AREA ±32,000 SF

PROPERTY SIZE 13.49 acres gross
±10 acres net

ZONING AC

OCCUPANCY Vacant

LEASE RATE Lot 1: \$10 per sf. triple net
Lot 2: \$2.00 per sf. triple net
Lot 3: \$2.00 per sf. triple net

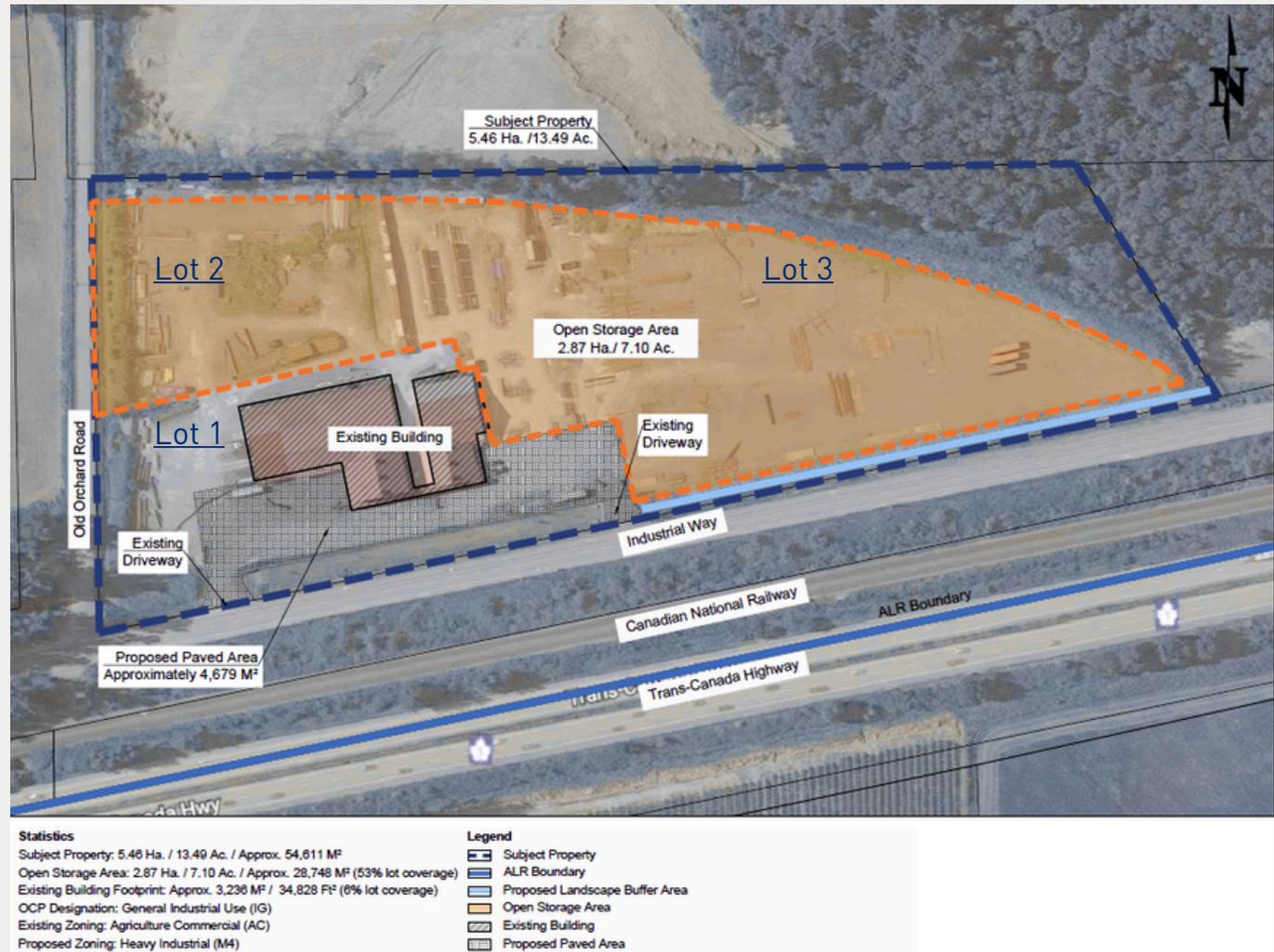
SALE PRICE Contact Listing Agent

OCP Industrial

**POTENTIAL
REZONING** M2 - Service Industrial
M3 - General Industrial
M4 - Heavy Industrial

POTENTIAL LEASING PLAN

- Lot 1** 32,000 +/- sqft of building and approximately 3 acres of yard / parking lot incl. land building is on.
- Lot 2** 3.10 Acres of open storage area north of building
- Lot 3** 4.0 Acres of open storage area, accessed by East driveway



ZONING

AC (Agricultural Commercial Zone)

Permitted Uses, Including Not Limited To:

- Large Animal Veterinary
- Commercial, General & Conditional Agriculture

Ancillary Uses:

- Boarding
- Cottage Industry
- Farm Retail Sales
- Supportive Recovery Home

Minimum Lot Area:

- 2 hectares if excluded or exempted from the ALR

Special Regulations:

- 7730 Old Orchard has been approved for Non-Farm uses as set out in specific ALC resolution #862/90

CHILLIWACK 2050 - OCP DESIGNATION

Industrial

Purpose:

- Support a wide range of industrial uses on large lots that vary in scale and intensity, that provides employment opportunities.

Main Building Types:

- A mix of building types, such as industrial buildings and multi-unit complexes, business parks

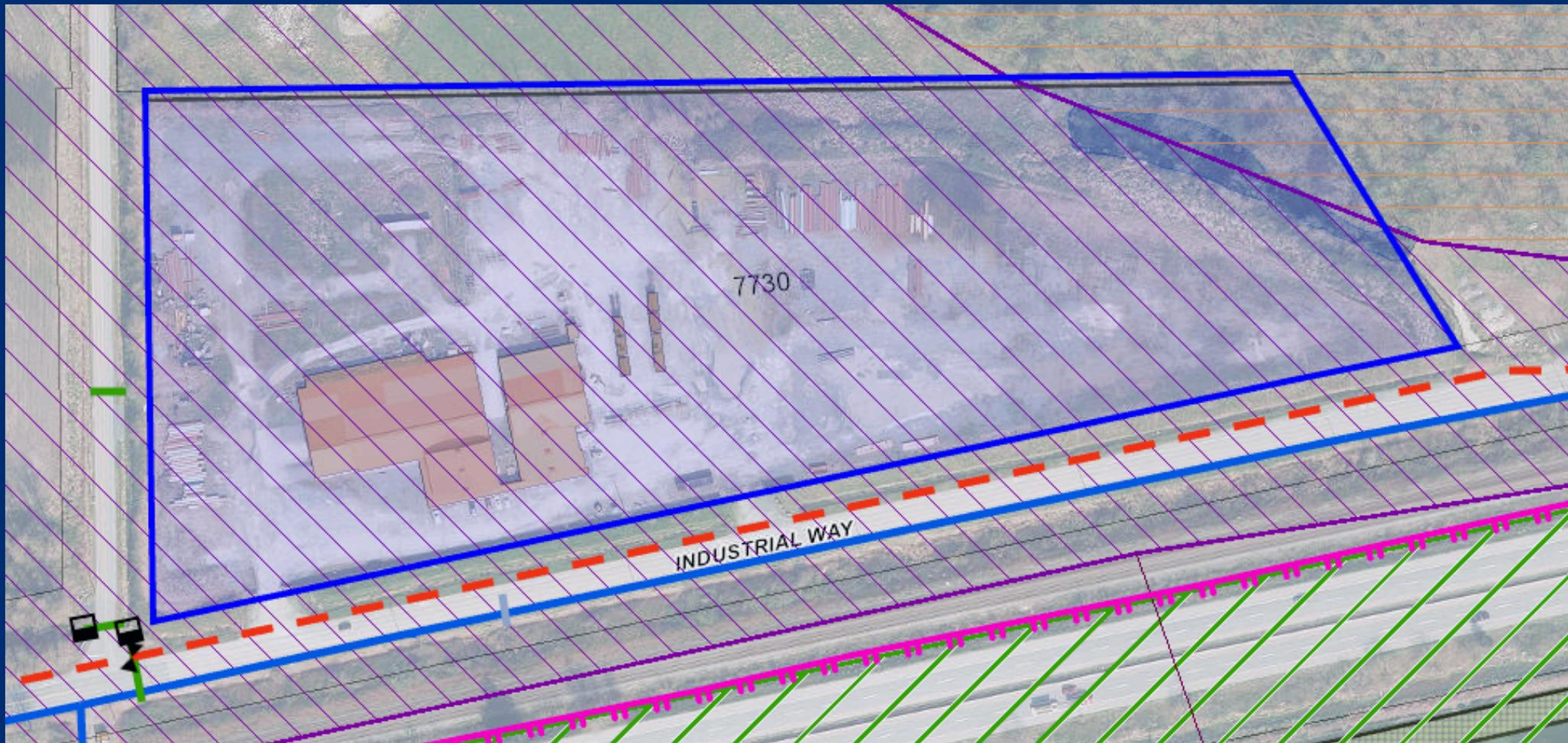
Density / Height

- Up to 3 Storeys

Main Uses

- Industrial services, manufacturing, warehousing (excluding individual self-storage units), and distribution
- Commercial services that cater to employees
- Outdoor storage, accessory office and sales related to the principal use
- Potential Zones: M-2. M-3. M-4. Buyer's or Tenants to verify with the City.





CONTACT US FOR MORE INFORMATION

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