

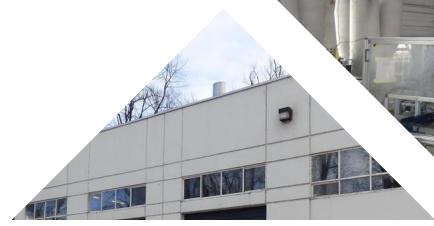


WAREHOUSE/MANUFACTURING FOR SALE

\$799,900

**7 - 8104 Evans Road
CHILLIWACK, BC**

2677 SQ. FT.



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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RON Plowright *PREC
604-316-5975
ron@ronplowright.com

August 11 2025

OPPORTUNITY - Exceptional investment opportunity. Hands-off with steady cash flow return. Fully leased by quality long term tenant since 2005 with ongoing renewal option. Tenant pays all expenses and strata fees. The strata unit is located in a prime location in a commercial industrial park. Construction tilt-up concrete. Good return on investment. Ease of ownership well worth consideration.

LOCATION: Chilliwack

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

CHILLIWACK

BETTER FOR BUSINESS. BETTER FOR LIFE.

BRITISH COLUMBIA CANADA

LOCATION: Evans Road

- High Visibility Location
- Easy Access
- Centrally Located



Driving Distance



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An independent Member Broker

ZONING

The **CD-2 (COMPREHENSIVE DEVELOPMENT-2) ZONE** consists of land located within the Chilliwack Business Estates and, because of its economic development potential, is the best suited to a range of commercial and industrial activities that require a high quality setting and specially developed controls which integrate all development in a comprehensive development plan.

The Buyer to verify zoning works for their intended use with the City of Chilliwack www.chilliwack.com

PERMITTED USES INCLUDE:

The following USES shall be the only USES permitted in this Zone unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) General Commercial
- (b) Vehicle Oriented Commercial
- (c) Warehousing
- (d) Service Industrial
- (e) Light Manufacturing
- (f) Food Processing
- (g) General Manufacturing
- (h) Heavy Industrial

LEASE SUMMARY

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UNIT SIZE: 2,677 sq.ft

ORIGINAL LEASE: February 15, 2005

LATEST RENEWAL: June 1/2023 EXPIRING May 31/2028

RATE:
Year 1 (June 1/2023 to May 31/2024) @ \$13.00/sq. ft. Triple Net
Year 2 (June 1/2024 to May 31/2025) @ \$14.00/sq. ft. Triple Net
Year 3 (June 1/2025 to May 31/2026) @ \$15.00/sq. ft. Triple Net
Year 4 (June 1/2025 to May 31/2027) @ \$15.50/sq. ft. Triple Net
Year 5 (June 1/2025 to May 31/2028) @ \$16.00/sq. ft. Triple Net

RENEWAL OPTION: 2 Terms of 5 Years each, rate shall be based on the then fair market rent

STRATA FEES: NONE

ADDITIONAL RENT: The Tenant is responsible to pay direct to the service provider and taxing authorities etc. all costs related to the operation of the property

LANDLORD COST: Annually the Landlord makes a payment of \$500 plus a one-time additional payment of \$500 in December 2025 to the roof replacement fund for the building.



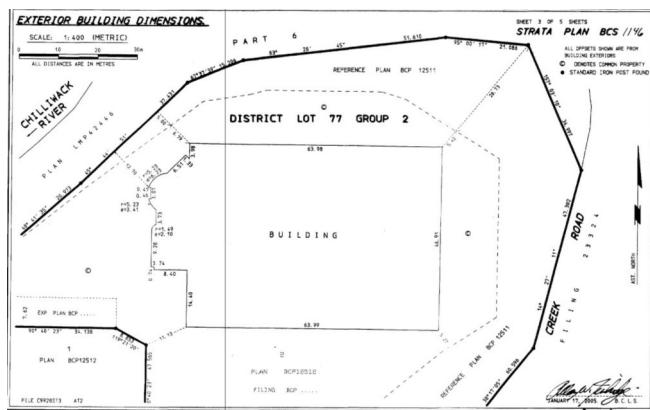
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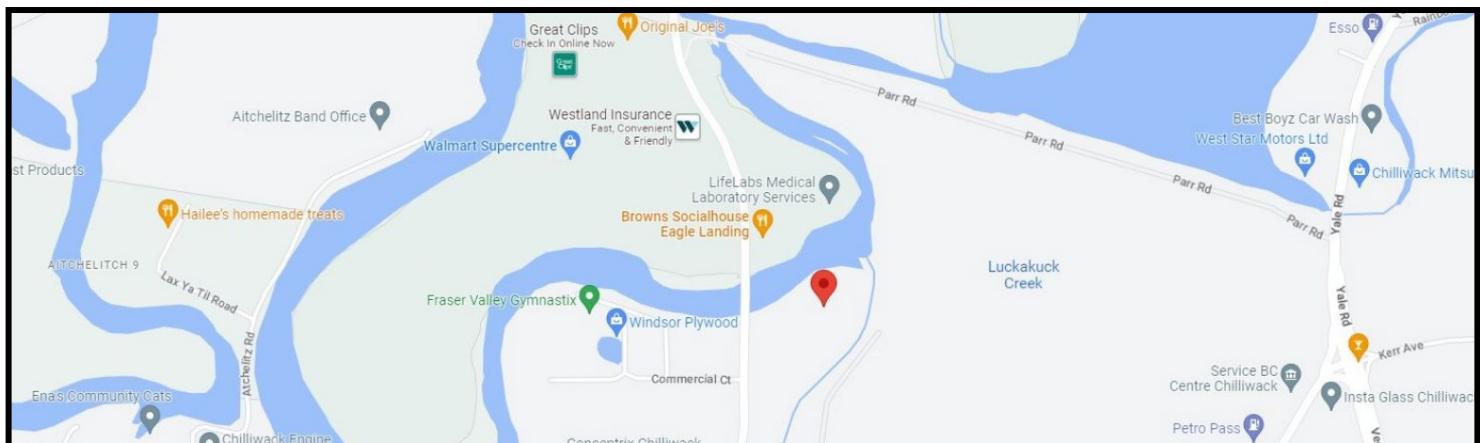
Description of the Improvements

| | |
|--------------------------------|--|
| Property Type: | Manufacturing Warehouse |
| Number of Buildings: | 1 |
| Number of Stories: | 2 |
| Construction: | Concrete tilt up construction |
| Roof: | Torch-on |
| Exterior: | Painted concrete |
| Ceilings: | Exposed ceilings with metal girders |
| Lighting: | Hanging Fluorescent Lighting |
| Partitions and interior walls: | NONE |
| Flooring material: | Smooth concrete |
| Ceiling height: | 24' |
| Heating: | Overhead natural gas forced air heaters |
| Street Improvements: | Evans Road, is a main street road way running north/south. It is asphalt paved with two lanes each way and a turning lane. Underground wiring, street lighting, curbs and sidewalks. |
| Site Area: | Strata Unit |
| Municipal Services: | Sanitary Sewer, Municipal Water, Storm Sewer, Hydro Electricity, Natural Gas |



Description of the Subject Strata Unit

The subject property is one of 12 strata units that comprise the open manufacturing area for Westech Windows and Doors. Minimal finish, no demising walls and no washroom. There is one overhead door 12' x 14' with auto-matic opener. A window running the length of the overhead door provides some natural light.



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Active
C8071430

7 8104 EVANS ROAD

West Chilliwack

Chilliwack

V2R 5R8

For Sale

Industrial

\$799,900

Additional Property Types:
Industrial

For Sale Price:

Leased/Sold Date:

Leased/Sold Price:

/

Listing Map: [M](#)



Zoning: CD2 Gross Prop \$6,408.00 Tax Yr: 2024 Sale Type: Asset

P.I.D.#: 026-181-606 Building/Complex Name:

Exceptional investment opportunity. Hands-off with steady cash flow return. Fully leased by quality long term tenant since 2005 with ongoing renewal option and annual escalating rent. Tenant pays all expenses. The strata unit is located in a prime location in a commercial industrial park. Construction tilt-up concrete. Good return on investment. Ease of ownership well worth consideration!

MEASUREMENTS:

Subj. Space Sq.Ft: **2,677** Space Avail for Lse: **2,677**
Subj. Space Width: Whse/Indust.Sq.Ft: **2,677**
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq. Ft. **0.00** Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: Min. Divisible **2,677**
Subj Prop Depth Max. Contig. Space: **2,677**

LEASE DETAILS:

Lease Type:
Lease Expiry Date: 5/31/2028
Lse Term/Months:
Is a Sub-lease?: No
Strata Fees/Month: \$0.00
Seller's Int.: Registered Owner
Int. In Land: Strata
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: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **2005** Class of Space: **A**
Building Type: **Manufacturing, Warehouse**

Construction Type: **Tilt-Up**

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:
APOS 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:

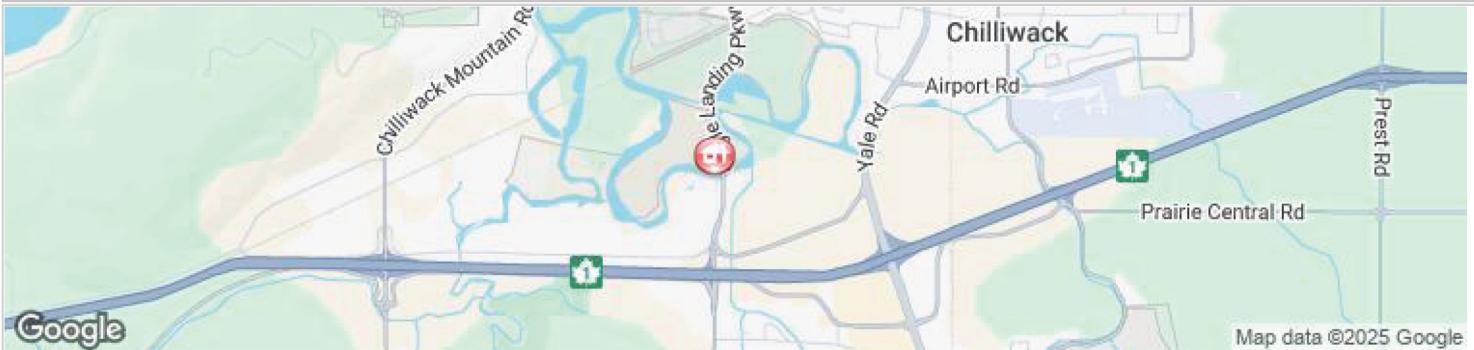
LISTING FIRM(S):

1 RE/MAX Bob Plowright Realty
2
3

PRESENTED BY:

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Virtual Tour:



The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon

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Client View