



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.

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August 11 2025

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

RE/MAX
COMMERCIAL
Plowright & Associates
An Independent Member Broker

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.

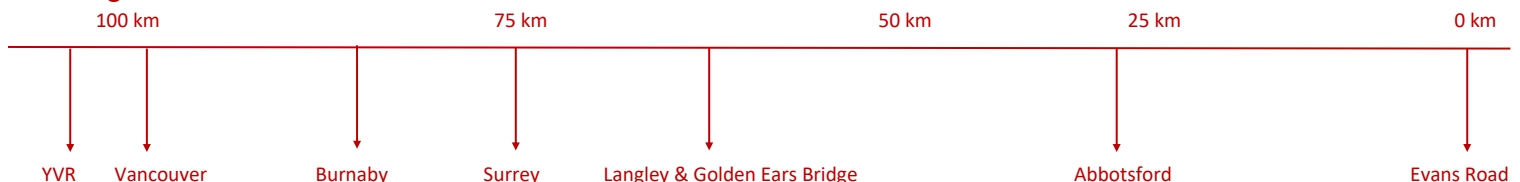
- 7th largest city in British Columbia and 2nd largest city in the Fraser Valley. Approx. 107,200 residents with a 5 year growth rate of 10.1% (2023)
- Chilliwack's population is projected to continue growing, with a population of 132,000 being reached between 2035 (at 2.0% per year) and 2040 (at 1.5% 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



LOCATION: Evans Road

- High Visibility Location
- Easy Access
- Centrally Located

Driving Distance



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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.

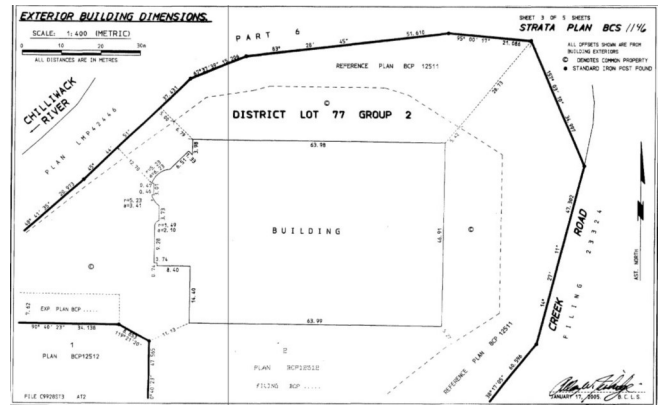
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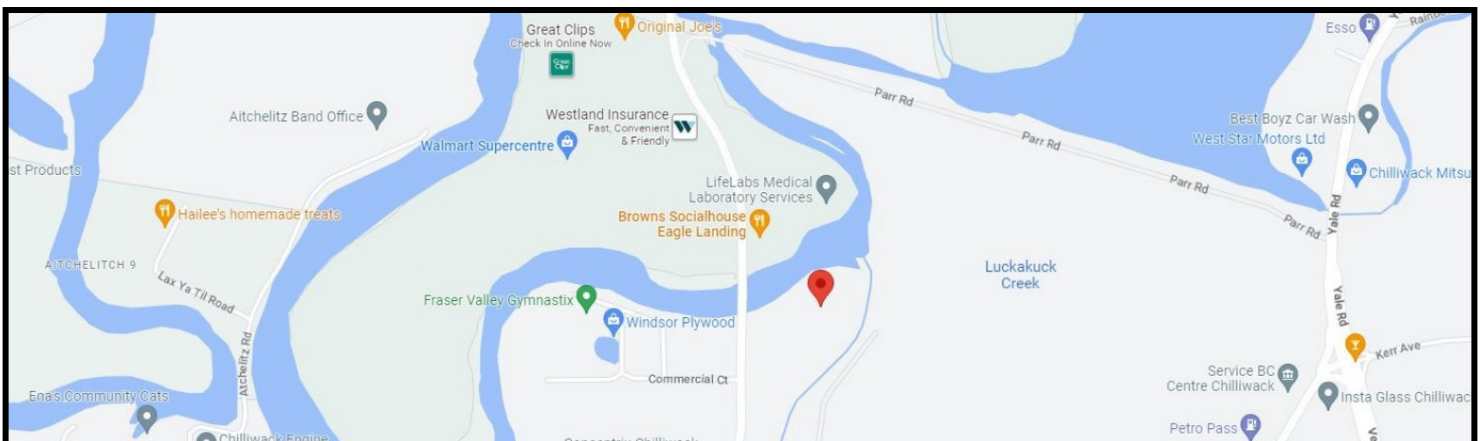
Description of the Improvements

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 Westeck 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

Listing Map: 

For Sale Price:

Leased/Sold Date:

Leased/Sold Price: /



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:	
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:

APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Req'd:

Major Use Description:

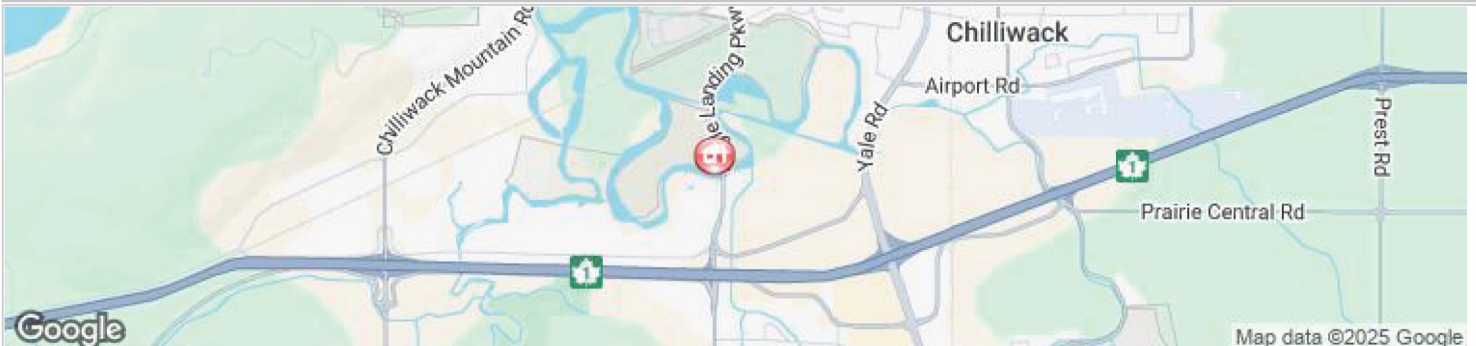
LISTING FIRM(S):

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