

FOR SALE

7325 VEDDER ROAD

Chilliwack, BC



Prime Mixed Use Investment Property



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**Personal Real Estate Corporation*

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7325 VEDDER ROAD

Chilliwack, BC

OPPORTUNITY

Exceptional opportunity to acquire a well maintained mixed use investment property in the heart of Sardis. The property features two ground floor commercial units and nine one bedroom residential suites, offering a balanced income stream in a strong and growing submarket of Chilliwack. Several residential units are currently below market rents, providing immediate income growth potential.

The building is ideally positioned along Vedder Road with excellent access to amenities, transit, Trans Canada Highway and popular regional destinations including Cultus Lake. This asset provides stable cash flow with long term upside through continued rental growth and strategic capital improvements.

BUILDING DETAILS

ADDRESS

7325 Vedder Rd Chilliwack

LOT SIZE

6,742 sq. ft.

ZONING

CS1 - Service Commercial

OFFICIAL COMMUNITY PLAN

Sardis Commercial Core

BUILDING TYPE

Three Storey Mixed use

COMMERCIAL UNITS

2

RESIDENTIAL UNITS

9 One-bedroom suites

PARKING

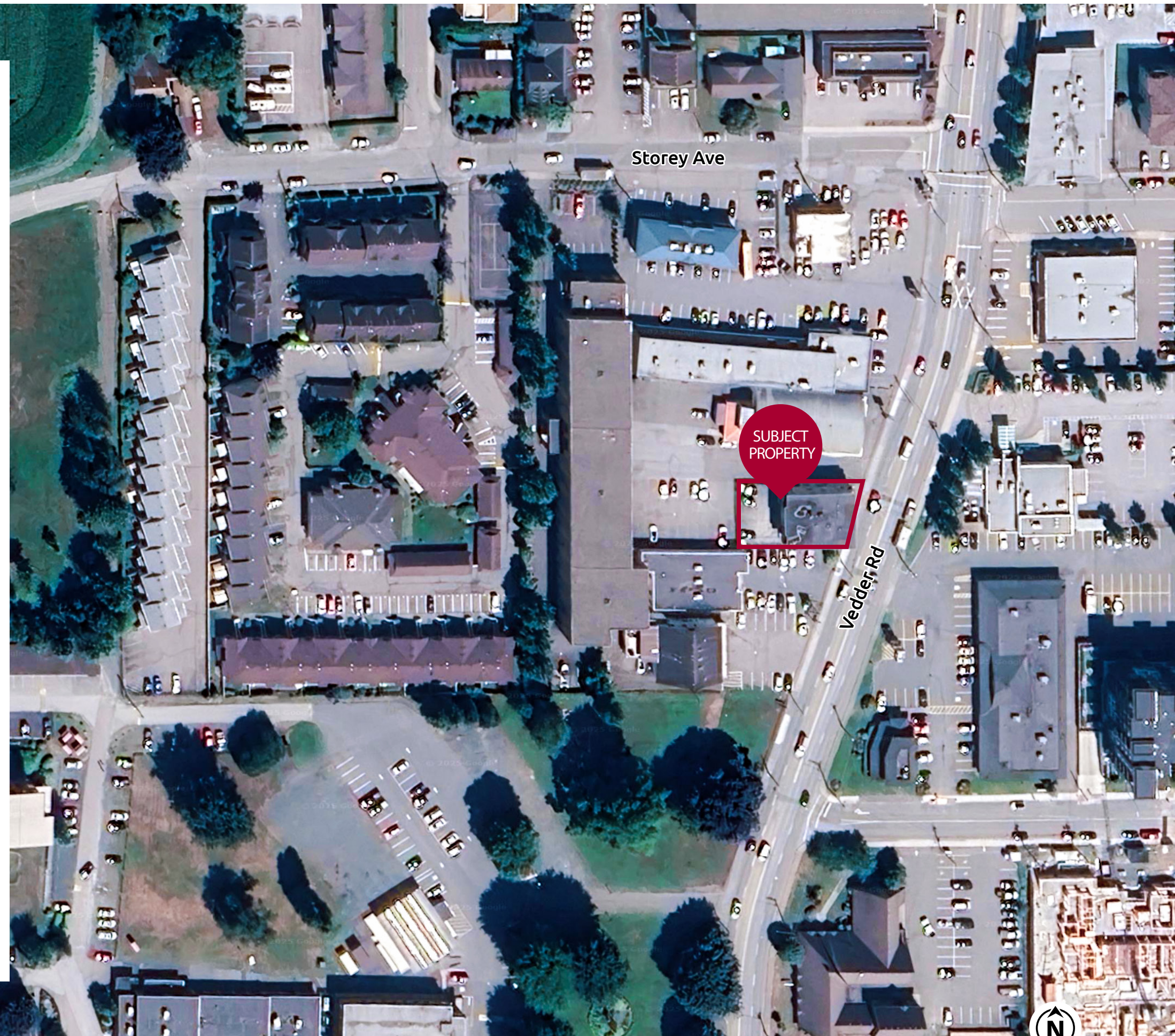
11 stalls including 4 covered

CONSTRUCTION

Concrete block first level & wood frame upper floors

ASSESSED VALUE (2025)

\$2,051,000



INVESTMENT HIGHLIGHTS

DIVERSIFIED REVENUE PROFILE

Stable income from both commercial and residential tenants provides balanced cash flow and reduced vacancy risk. Several residential units are currently rented below market rates, offering clear opportunity for near term rental growth as suites turn over or are renovated.

STRONG LOCATION

Situated in Sardis, one of Chilliwack's most desirable communities, with direct access to daily needs retail, major shopping, public transit, recreation, and the Trans Canada Highway.

WELL MAINTAINED BUILDING

Constructed with a concrete block first level and wood frame upper floors, creating a solid and reliable structure. The exterior features durable stucco finishing with a tar and gravel roof. Residential units have updated doors and windows, intercom access, in suite heat controls. Select suites offer attractive mountain views. These improvements and building systems support long term operational stability and reduce ongoing capital requirements.

FUTURE UPSIDE

Several residential units are currently below market rates, providing immediate potential for revenue growth. Additional upside exists through renovation of suites, tenant turnover, and continued rental appreciation in the Sardis market.

FUTURE DEVELOPMENT POTENTIAL

The property is located within the Sardis Neighbourhood Plan and is designated Sardis Commercial Core. This designation supports mixed commercial and residential development that contributes to a vibrant, pedestrian oriented retail district. The plan encourages active ground floor commercial uses along major roads and transit corridors.

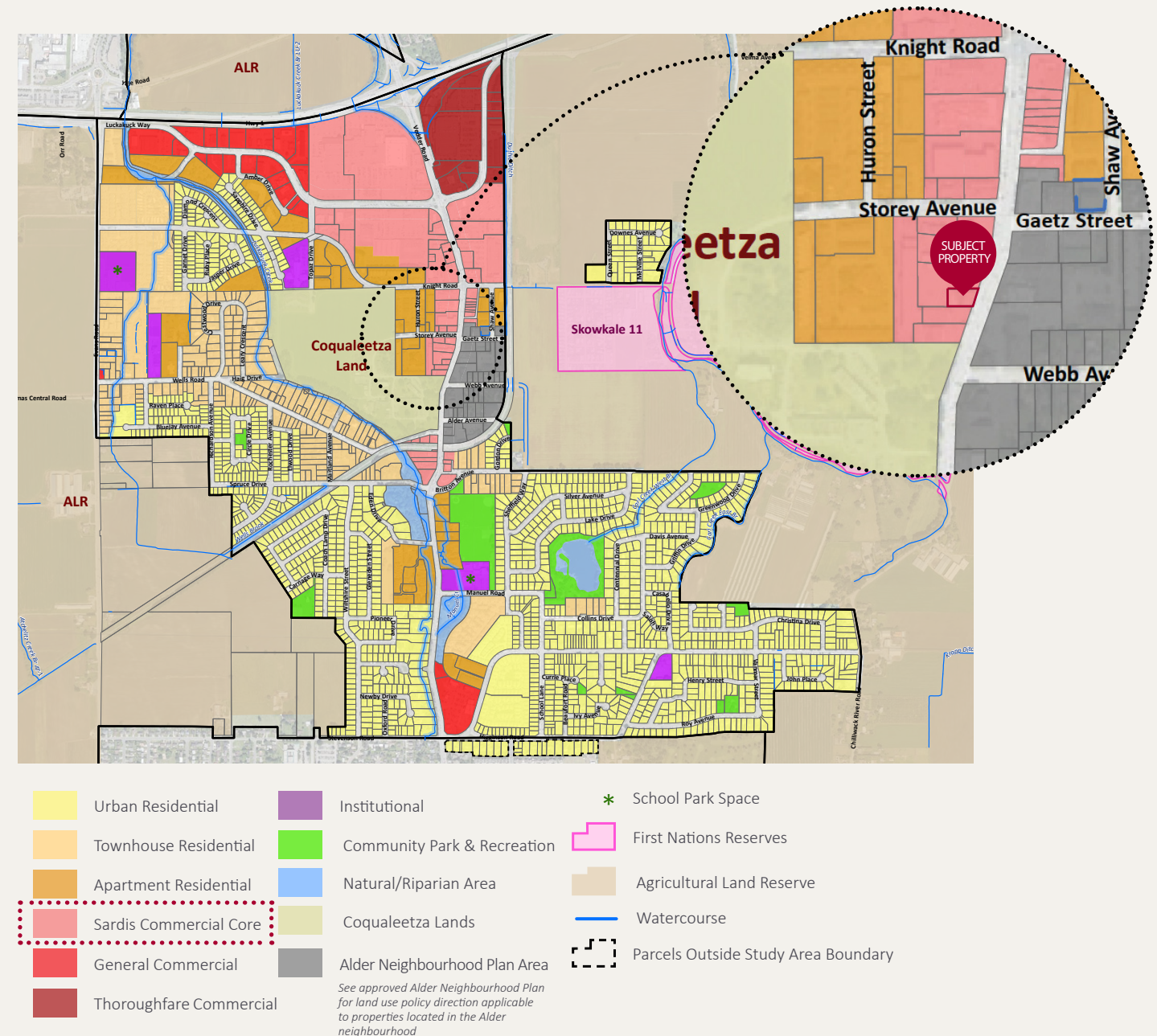
DEVELOPMENT PARAMETERS

- » Maximum building height: 6 storeys
- » Density bonus provisions: Additional height may be considered in exchange for affordable housing or other social amenities as outlined in the plan

APPROPRIATE BUILT FORM

- » Ground floor commercial with office or apartment residential uses above
- » Stand alone commercial buildings are permitted
- » Built form supports a walkable, transit supportive commercial core

This policy framework reinforces the long term value of the property by supporting mixed use redevelopment and higher density forms in a location that continues to experience strong commercial and residential demand.



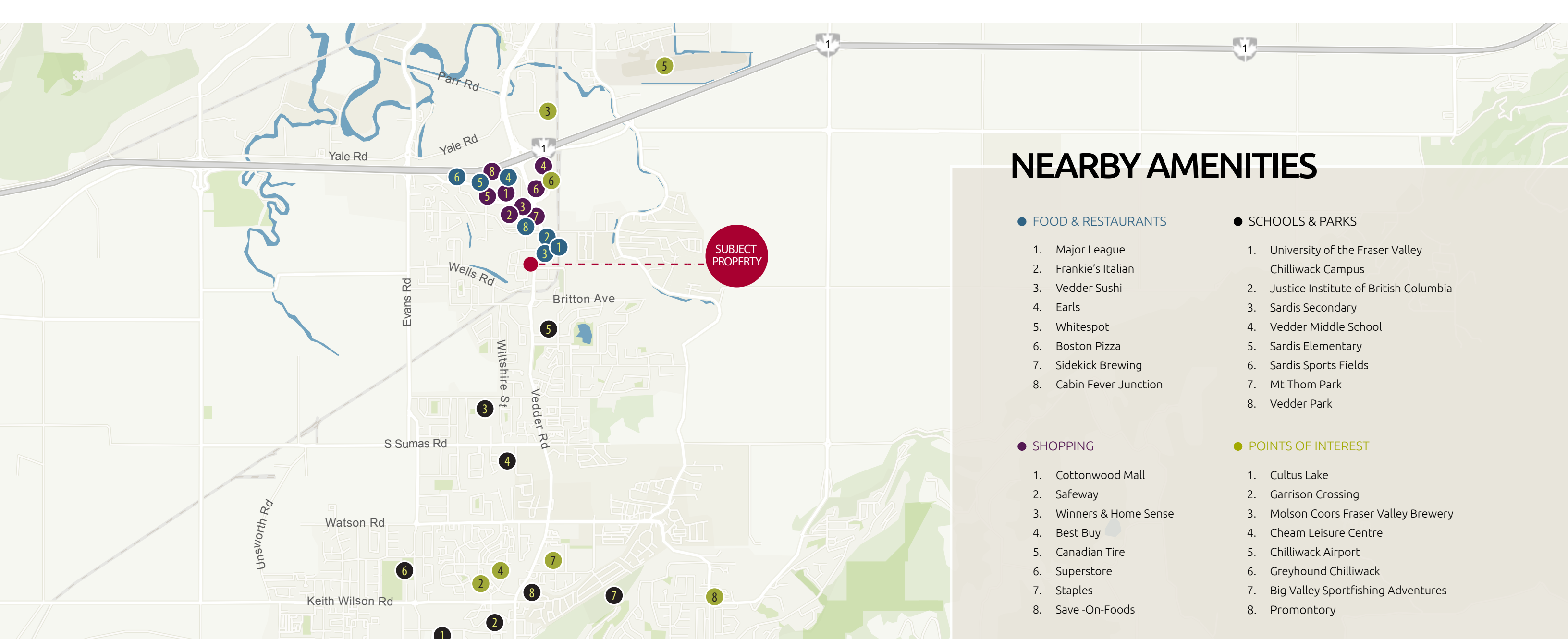
FINANCIAL SUMMARY

This income profile reflects efficient building operations, consistent residential tenancy, and dependable commercial lease revenue. Several units are currently rented below market, providing clear potential for near term revenue growth as tenancies turn over or are renovated. With continued rental demand in the Sardis market, the property offers stable income durability and meaningful opportunity for upward adjustment in future years.

INCOME AND EXPENSES

CATEGORY	AMOUNT
Gross Income	\$117,252
Operating Expenses	\$31,738
Net Operating Income	\$85,514

The financial information presented above has been prepared for marketing purposes only and is based on sources believed to be reliable. Macdonald Commercial and the Seller make no representations or warranties regarding the accuracy or completeness of the income, expenses, or projected future performance. Buyers are advised to conduct their own due diligence and verify all financial details to their own satisfaction prior to making an offer.



NEARBY AMENITIES

● FOOD & RESTAURANTS

- 1. Major League
- 2. Frankie's Italian
- 3. Vedder Sushi
- 4. Earls
- 5. Whitespot
- 6. Boston Pizza
- 7. Sidekick Brewing
- 8. Cabin Fever Junction

● SCHOOLS & PARKS

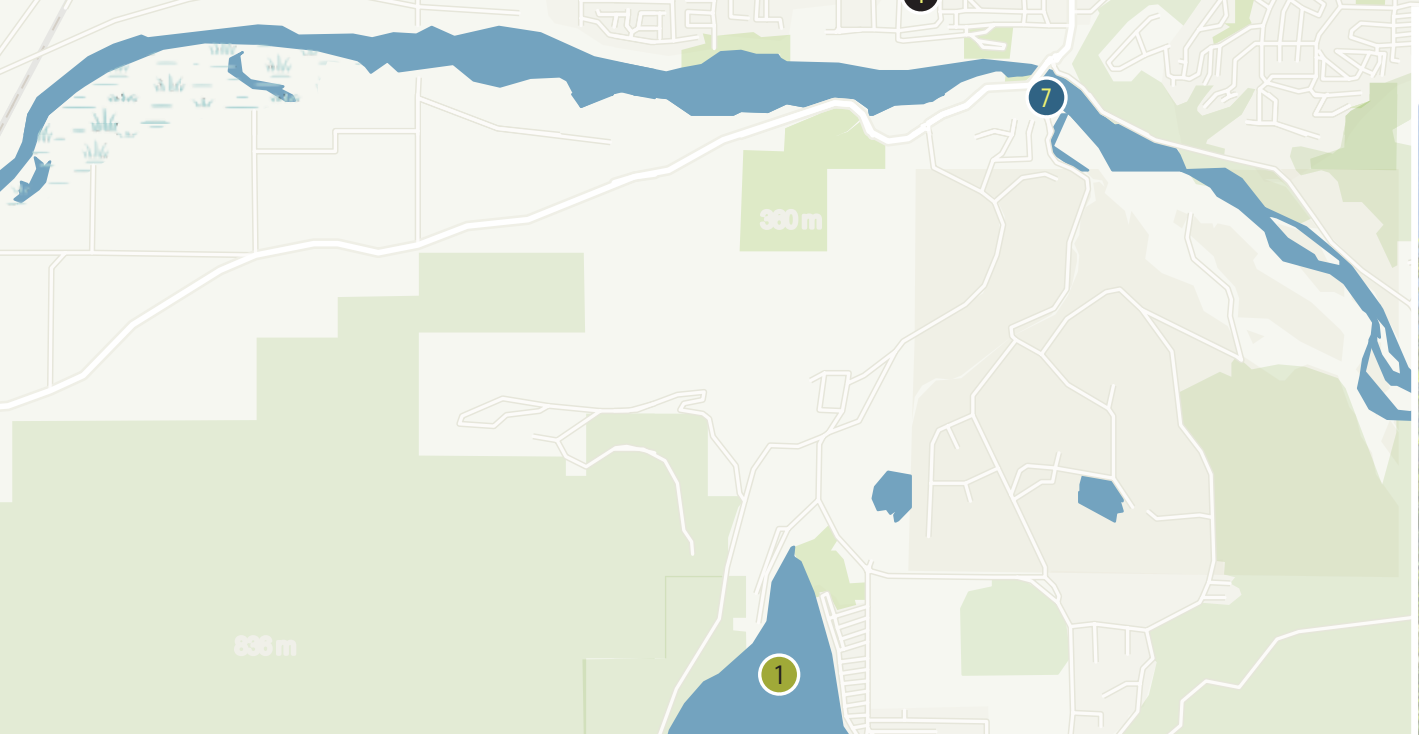
- 1. University of the Fraser Valley Chilliwack Campus
- 2. Justice Institute of British Columbia
- 3. Sardis Secondary
- 4. Vedder Middle School
- 5. Sardis Elementary
- 6. Sardis Sports Fields
- 7. Mt Thom Park
- 8. Vedder Park

● SHOPPING

- 1. Cottonwood Mall
- 2. Safeway
- 3. Winners & Home Sense
- 4. Best Buy
- 5. Canadian Tire
- 6. Superstore
- 7. Staples
- 8. Save -On-Foods

● POINTS OF INTEREST

- 1. Cultus Lake
- 2. Garrison Crossing
- 3. Molson Coors Fraser Valley Brewery
- 4. Cheam Leisure Centre
- 5. Chilliwack Airport
- 6. Greyhound Chilliwack
- 7. Big Valley Sportfishing Adventures
- 8. Promontory



FOR MORE INFORMATION, PLEASE CONTACT:

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