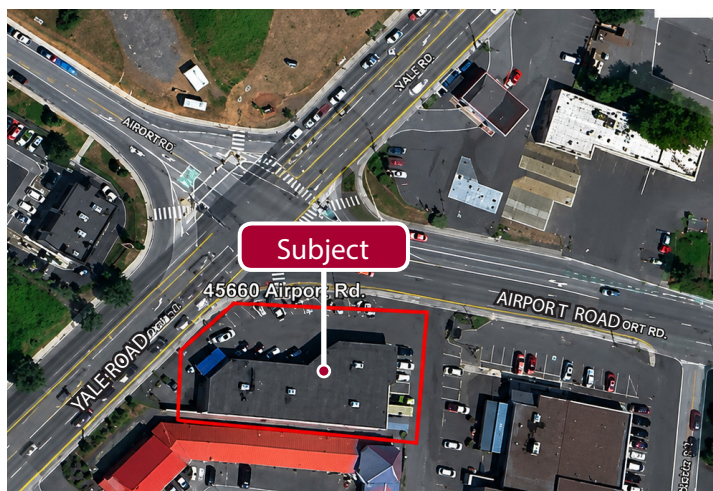
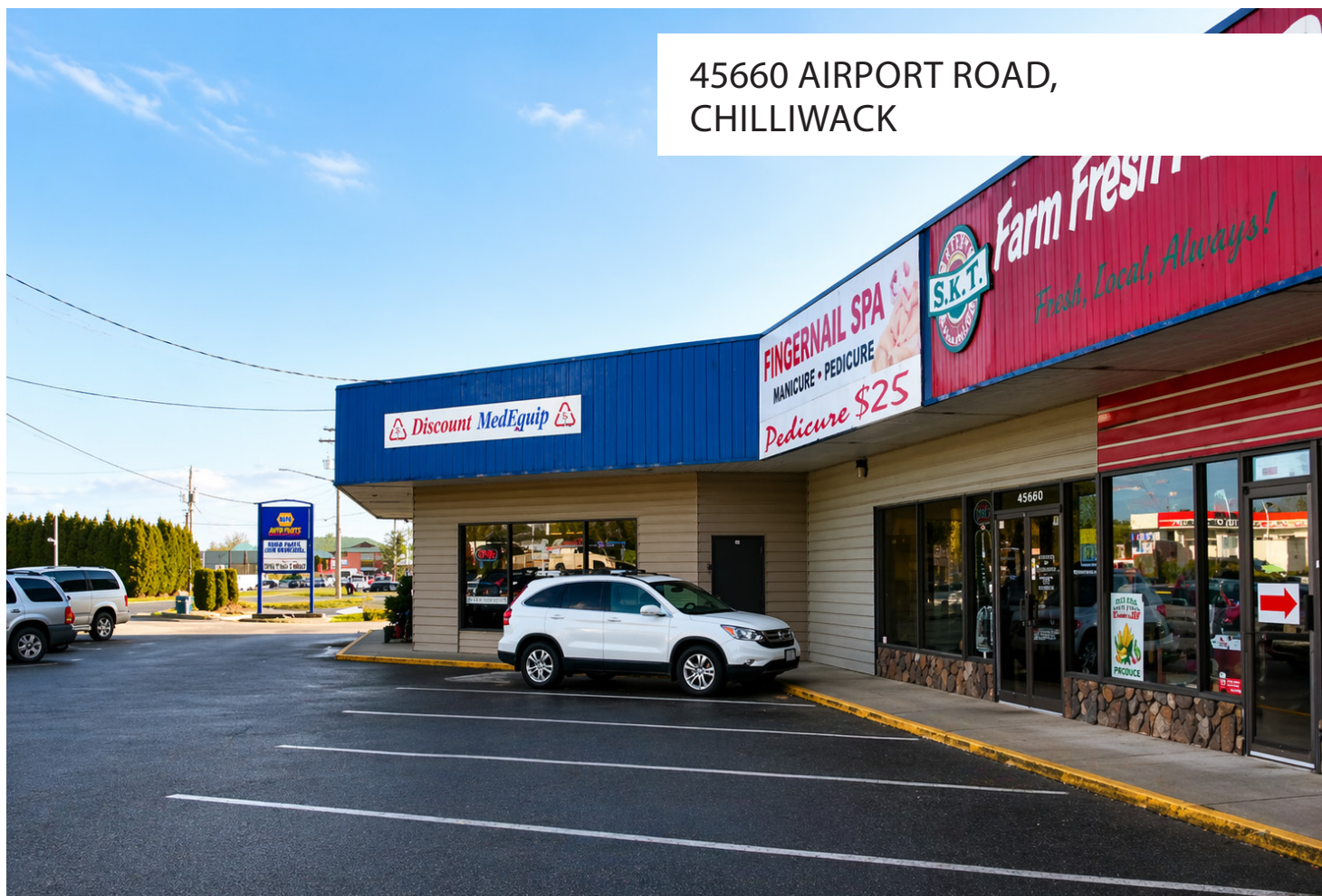


45660 AIRPORT ROAD,
CHILLIWACK



OPPORTUNITY

This well-located commercial investment property is situated at the southeast corner of Airport Road and Yale Road in Chilliwack, BC, just north of the Trans-Canada Highway. The property benefits from strong visibility and convenient access within an established commercial area supported by nearby residential neighbourhoods. Fully occupied by three long-term commercial tenants, the asset offers reliable, stabilized income in a growing Fraser Valley market. Its location along a key east-west connector route enhances accessibility and long-term investment appeal.

Dean Thomas* CCIM
604 726 7137
deanthomas@hqcommercial.ca

604 899 1122
604 604 4819
45660airportroad.com

HQ Commercial
1330 Granville Street
Vancouver BC V6Z 1M7



SUMMARY

BUILDING SIZE	6,589 SF
LAND SIZE	17,337 SF
ZONING	SERVICE COMMERCIAL-INDUSTRIAL (CSM)
PID	002-984-920
TAXES (2025)	\$24,862.67
CAP RATE	5.14%
SALE PRICE	\$3,800,000

BUILDING HIGHLIGHTS

Fully leased to three long-term commercial tenants, providing stable income

Prominent corner location with strong exposure along Airport Road

Excellent connectivity to major arterial routes, including proximity to the Trans-Canada Highway

Excellent ambient light

Fully improved roadway infrastructure, including sidewalks, curbs, street lighting, and asphalt paving

Serviced with full municipal utilities and supported by adequate fire and police protection

Built in 1976, offering a proven, enduring commercial structure

Confidential offering—Full details available upon signed NDA.

HQ Commercial	Dean Thomas* CCIM 604 726 7137 deanthomas@hqcommercial.ca	604 899 1122 604 604 4819 45660airportroad.com	HQ Commercial 1330 Granville Street Vancouver BC V6Z 1M7
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* Personal Real Estate Corporation
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