

WITH DP 24 UNIT TOWNHOUSE SITE - **FOR SALE**

46262 UPLANDS ROAD
CHILLIWACK, BC



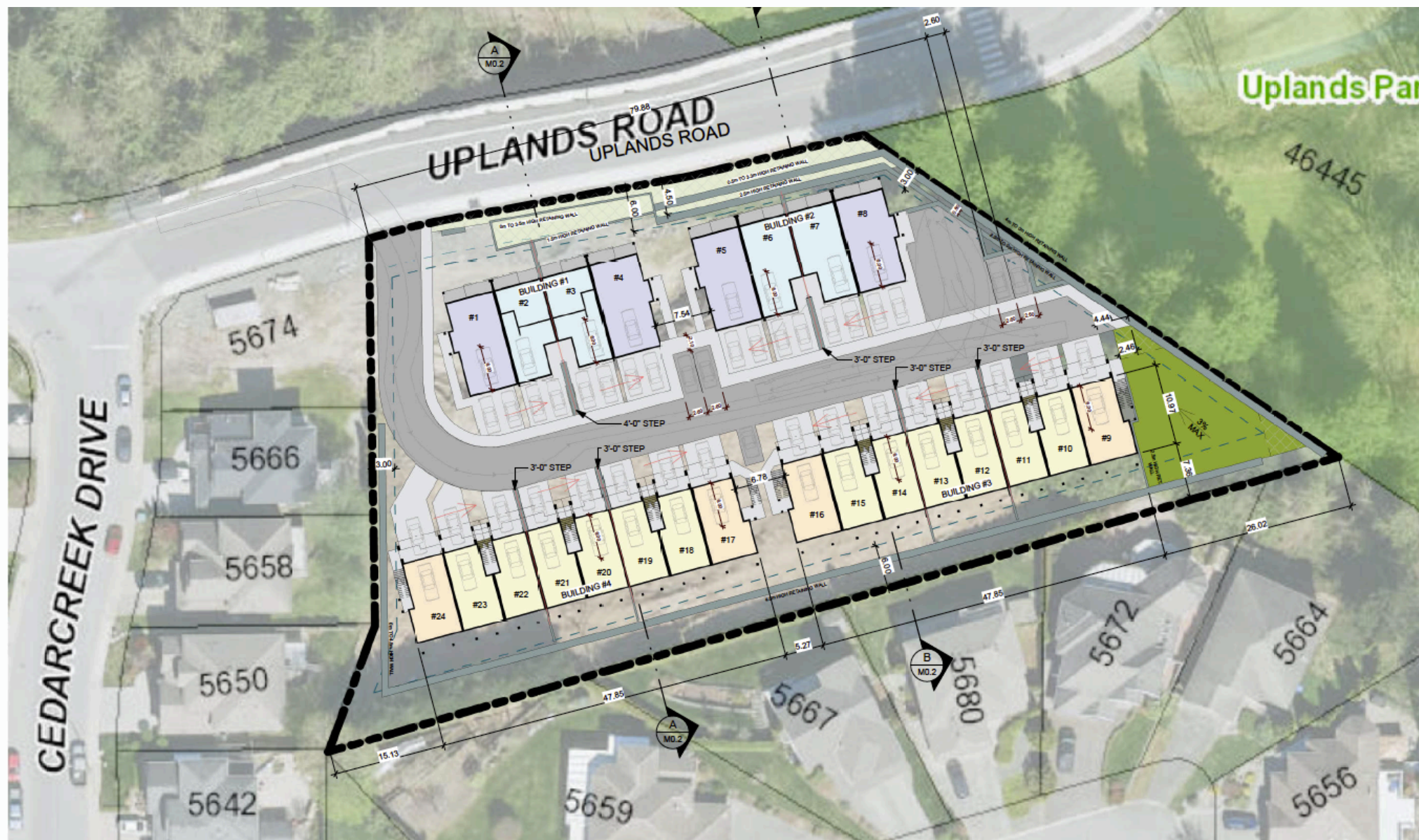
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PROPERTY DISCREPTION:

Development Permit approved for 24 townhouse units at 46262 Uplands Road, Chilliwack. This exceptional site is centrally located in the highly sought-after Promontory area, known for its vibrant growth and community appeal. The property is close to top-rated schools, beautiful parks, and a wide range of shopping and dining options, making it an ideal location for future residents. All utility services are available at the lot line, streamlining the development process. With its prime location and approved permit, this site offers a remarkable opportunity for developers to create a premium townhouse project in one of Chilliwack's most desirable neighborhoods.



Asking Price: \$4,524,000

Zoning: R4

Site Size/Dimensions:

Width: 68.8 meters; Depth: 76.7 meters.

Legal Discription:

LOT 1 SECTION 7 TOWNSHIP 26 NEW
WESTMINSTER DISTRICT PLAN EPP109779

**PROJECT DETAILS:
24 TOWNHOUSE UNITS:**

4 Bedroom + REC w/ walk out basement

Floor area: 1,985 Sq.Ft.

Number of units: 4

Total Parking: 4 (2 covered + 2 uncovered)

4 Bedroom + REC w/ walk out basement

Floor area: 1,970 Sq.Ft.

Number of units: 4

Total Parking: 3 (1 covered + 2 uncovered)

3 Bedroom + REC

Floor area: 1,750 Sq.Ft.

Number of units: 12

Total Parking: 2 (1 covered + 1 uncovered)

3 Bedroom + REC + DEN

Floor area: 1,940 Sq.Ft.)

Number of units: 4

Total Parking: 2 (1 covered + 1 uncovered)

