



ROYAL HOTEL CHILLIWACK



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Tel: 236-862-9990

\$3,898,000

PACKAGE OVERVIEW



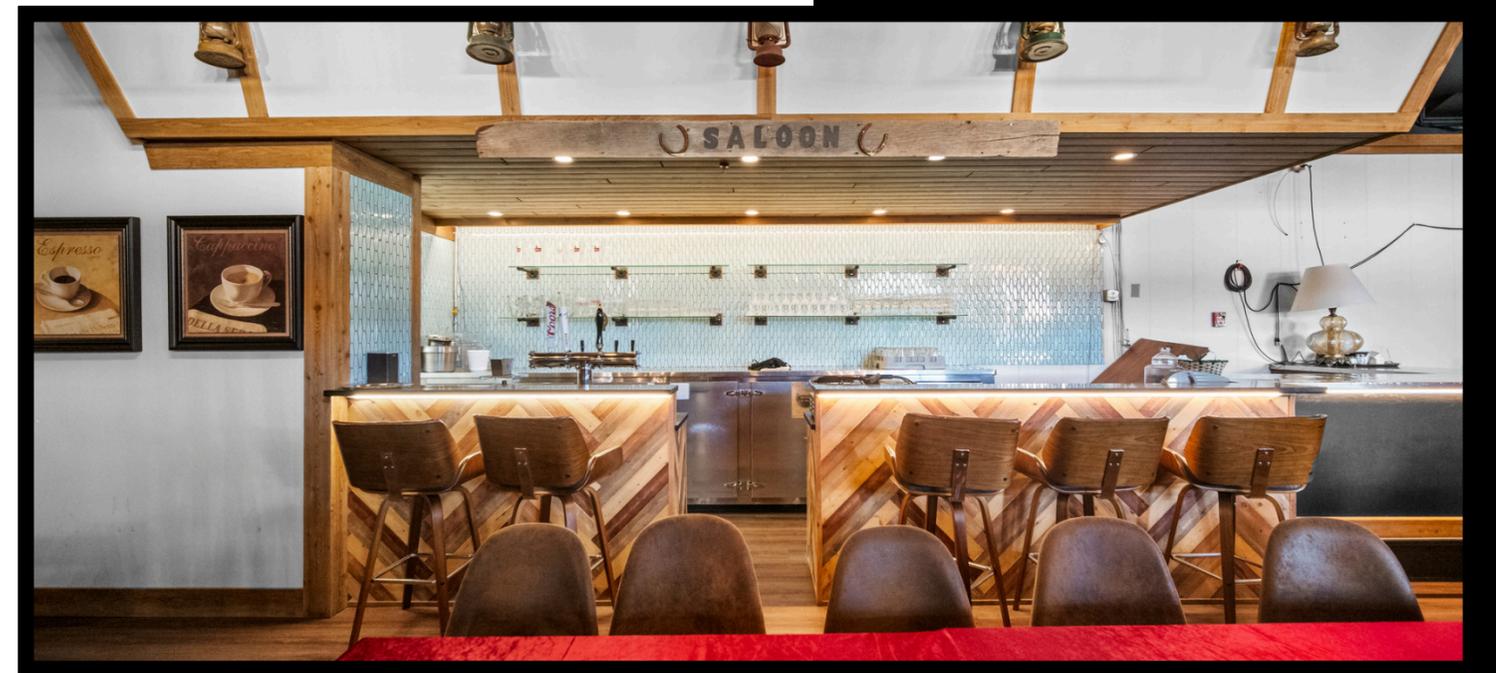
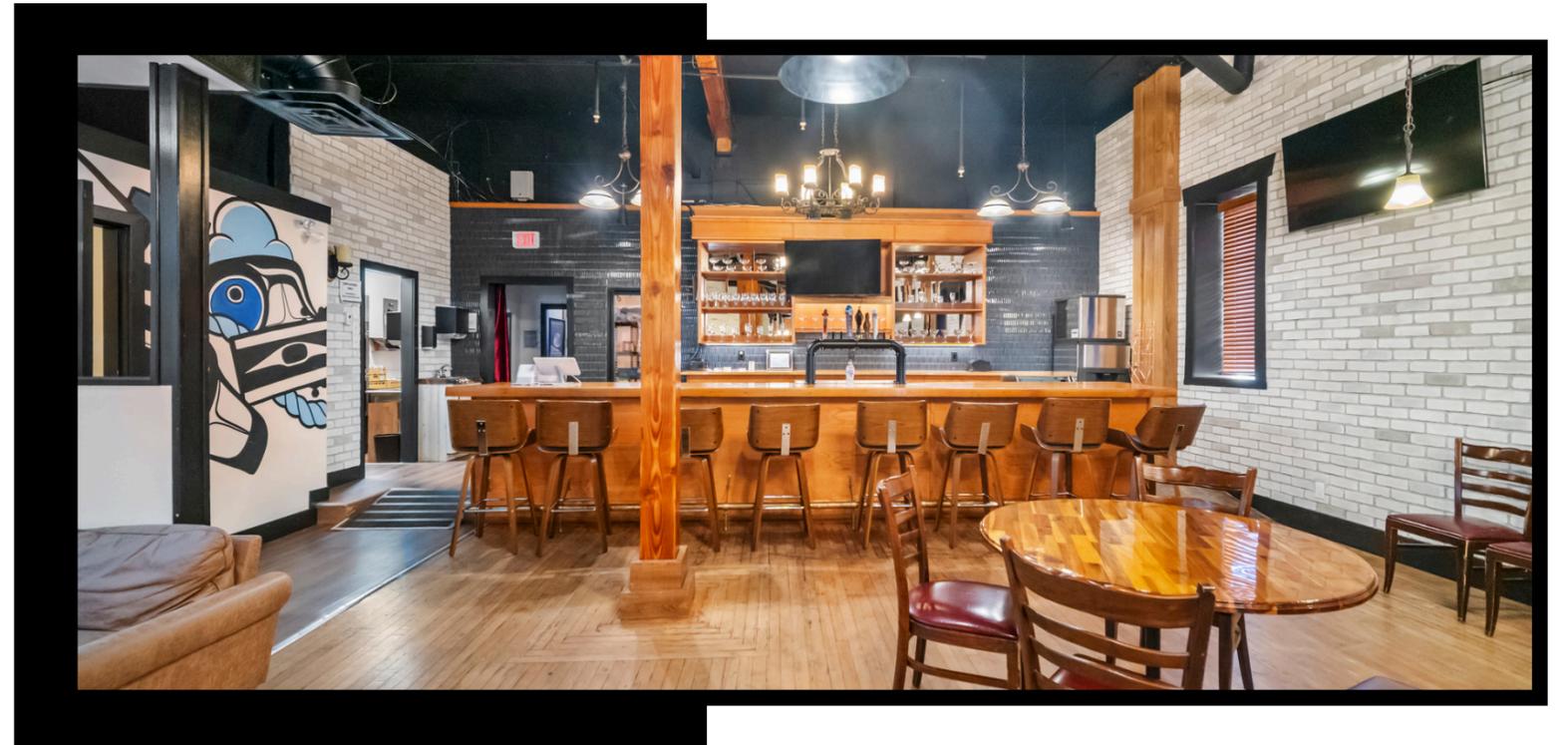
- Historic Property: Built in 1908, one of Chilliwack's landmark hotels with over 100 years of history.
- Size & Offering: ~27 guest rooms (mix of standard rooms & suites), plus event/wedding facilities and Three restaurant spaces (currently underutilized).
- Location: Heart of Downtown Chilliwack, walking distance to District 1881 (new lifestyle and retail hub), cafes, and restaurants.
- Redevelopment Potential: Sits on land designated for potential condo redevelopment, making it attractive for both hospitality and future mixed-use development.
- Status: Court-ordered foreclosure sale. Restaurants are vacant, and wedding/event space is underutilized, meaning significant upside for an operator who reactivates those revenue streams.
- Opportunity: Buy at below-replacement cost, restore historic charm, or redevelop into a larger mixed-use tower.



BAR SPACES

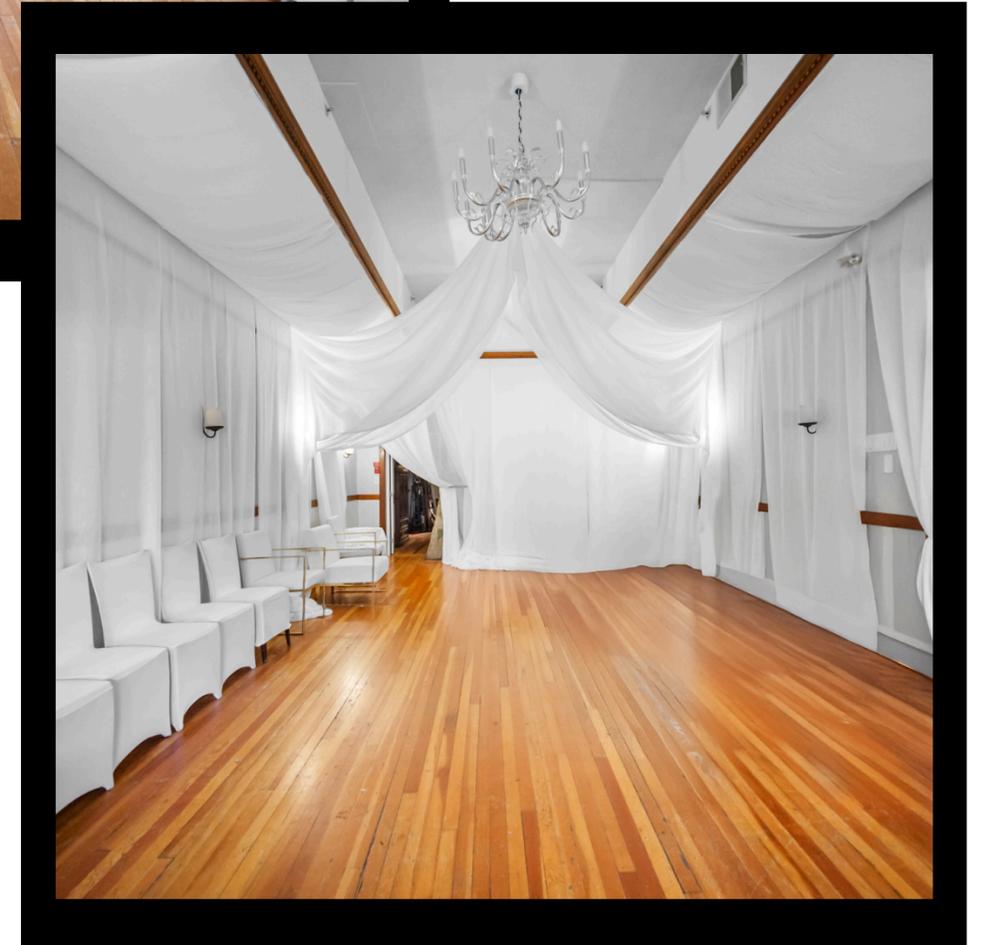
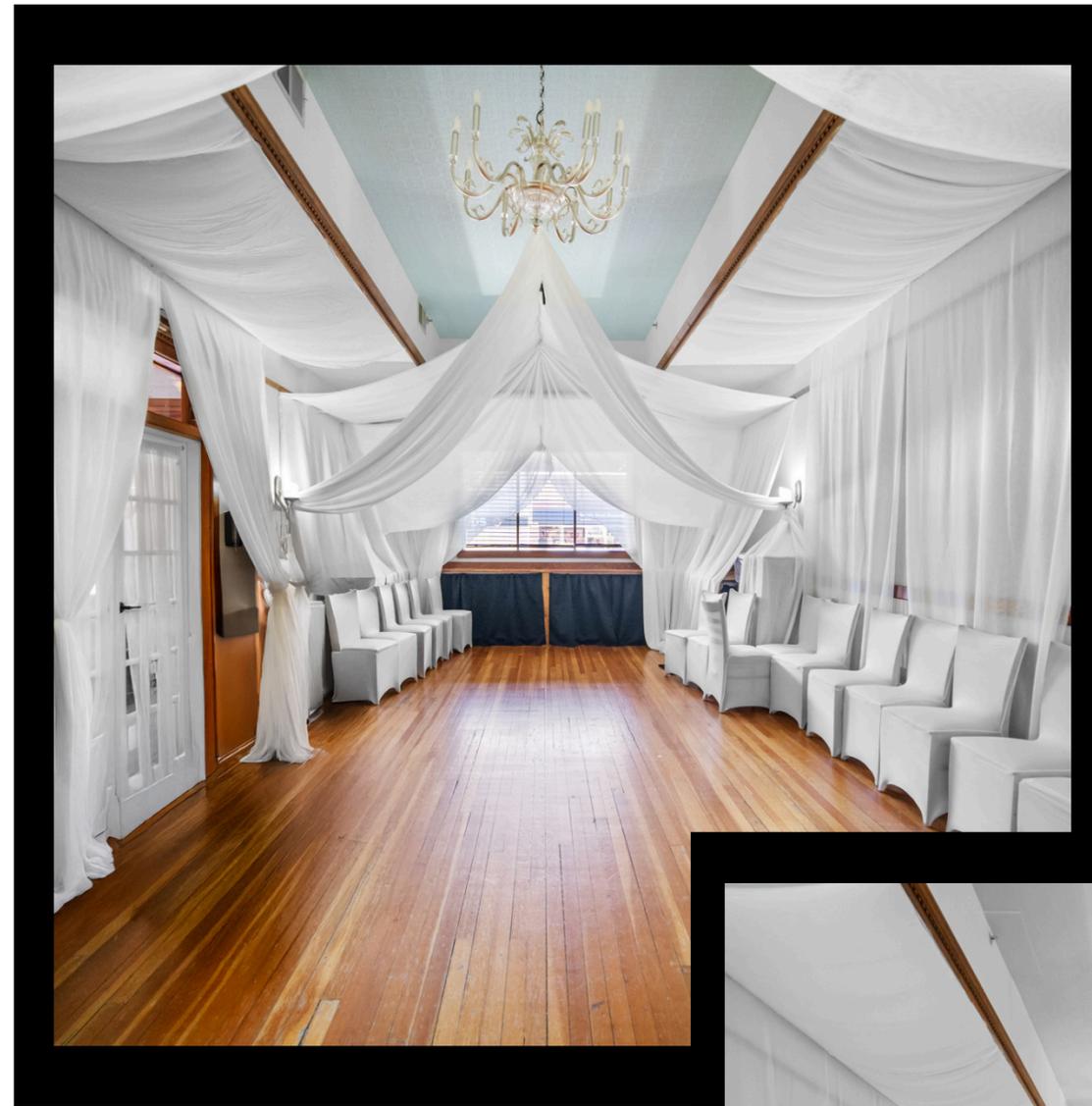
The Royal Hotel offers two bar spaces with historic charm, ready to be reimaged into vibrant venues for dining, live music, or social gatherings.

Currently not in operation, these spaces present a unique opportunity for a new owner to shape the concept and apply for licensing to suit their vision, adding a valuable revenue stream to the property.



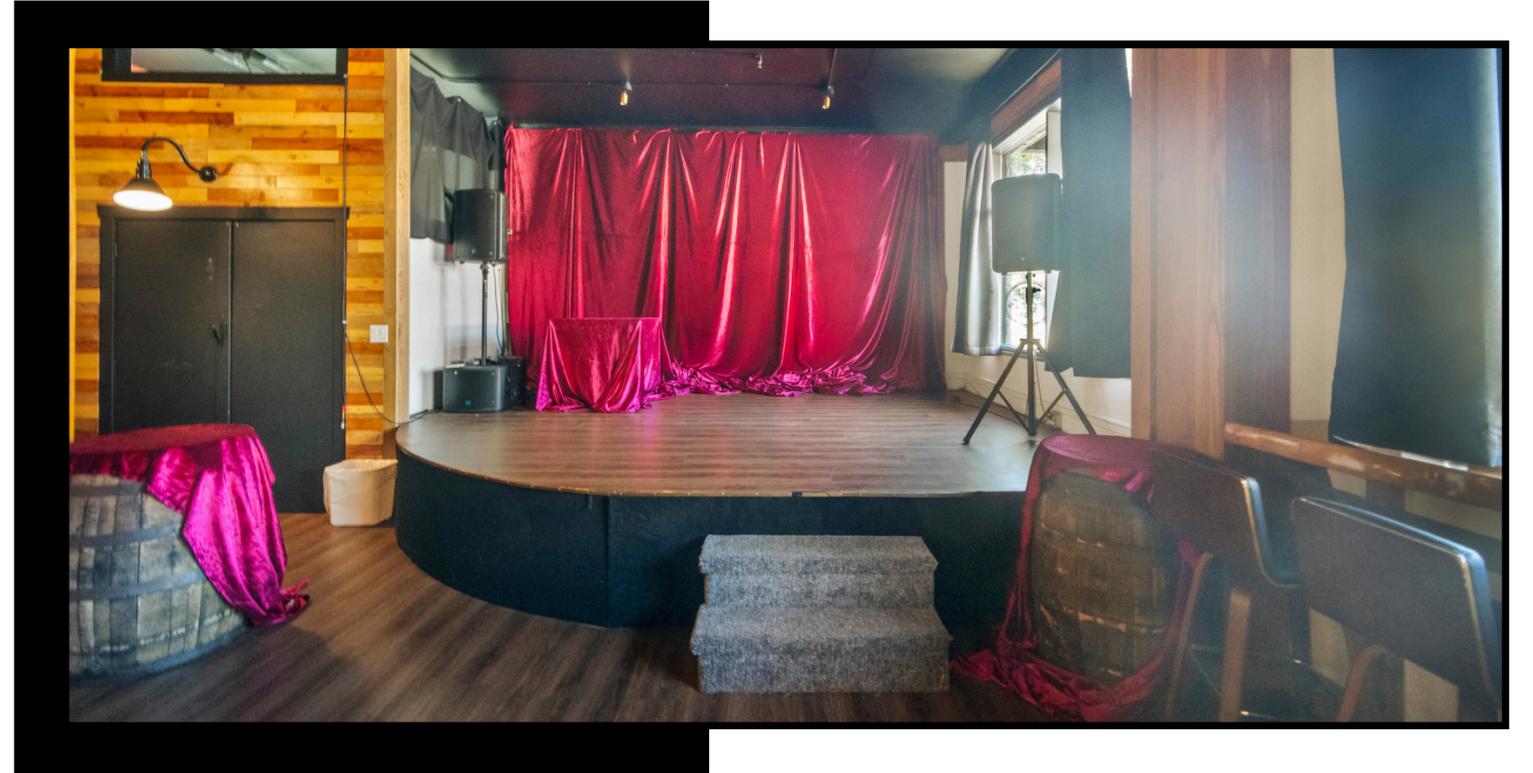
WEDDING VENUE

The Royal Hotel includes a charming wedding and event venue that's currently underutilized. With refreshed décor, modern marketing, and partnerships with local vendors, it has the potential to become one of Chilliwack's go-to destinations for weddings, banquets, and community gatherings, adding a valuable revenue stream to the property.



STAGE & DINING SPACE

The Royal Hotel also features a versatile restaurant and event space with a built-in stage, offering flexible options for a new operator. This area could be revitalized as a live-music venue, community event hall, or a destination restaurant with entertainment, creating another income stream while enhancing the hotel's role as a downtown gathering place.



DEVELOPMENT POTENTIAL

Heart of Downtown Chilliwack – in the center of rapid revitalization and strong housing demand.

New projects nearby:

6-storey, 59-unit rental building (Corbould Street)

The Robson – 4-storey, 60-unit condo (Robson & Victoria)

Proposed 5-storey, 46-unit apartment (Margaret Ave)

City OCP 2050 review – signalling openness to higher density in the core.

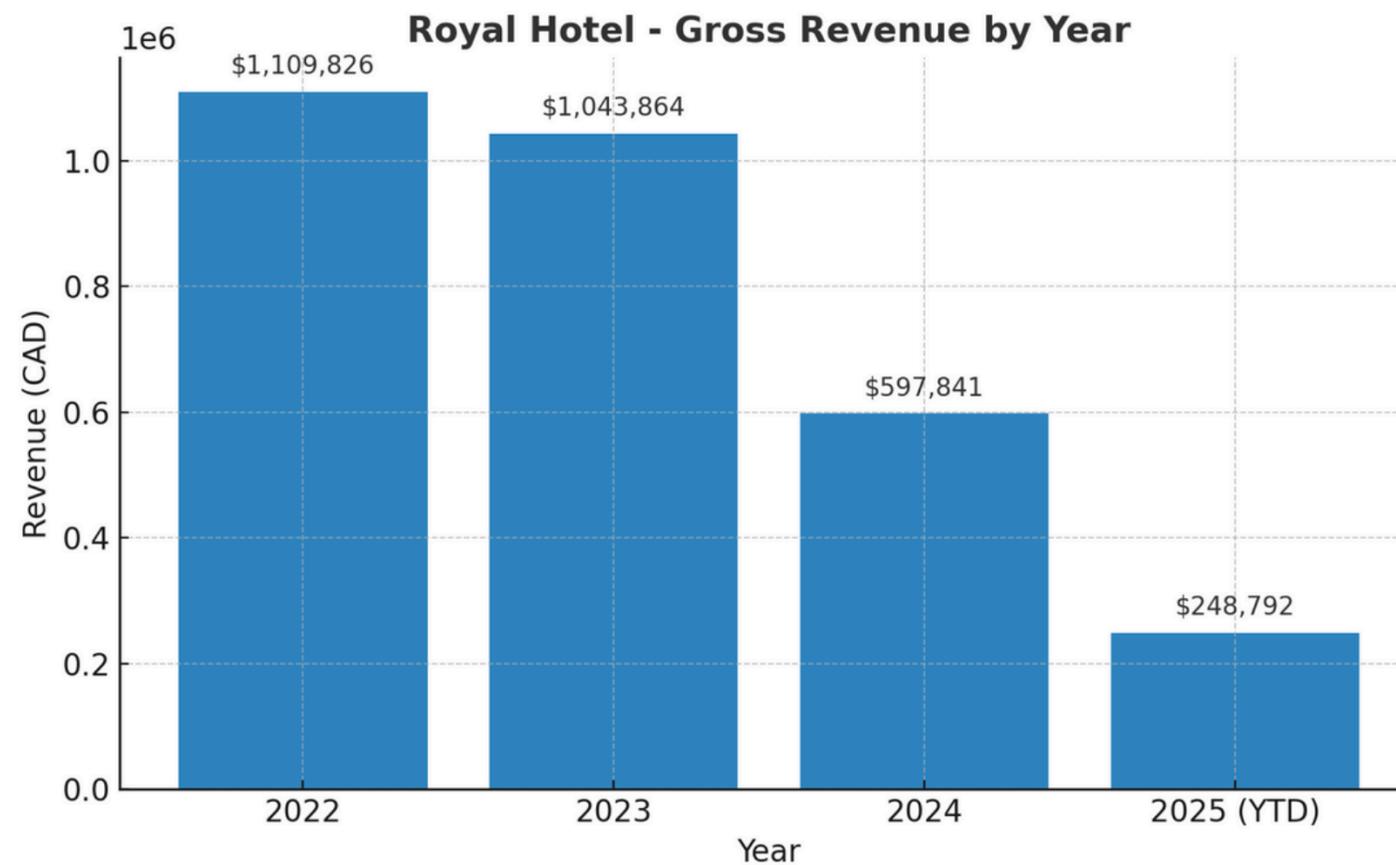
The Royal Hotel stands out as both a historic hospitality asset and a prime redevelopment site with long-term potential.



ON-SITE KITCHENS

The Royal Hotel includes two commercial kitchens, providing valuable infrastructure for food and beverage operations. These spaces allow for multiple concepts whether supporting the hotel's restaurants, catering weddings and events, or leasing to outside operators. With strong demand for dining options in Downtown Chilliwack, reactivating the kitchens presents a straightforward way to unlock new revenue streams and enhance the property's overall appeal.





[link to article on hotel occupancy](#)

or contact agent for sources

PAST PERFORMANCE VS POTENTIAL

Occupancy Comparison

- Royal Hotel (2023): 41% average occupancy
- Chilliwack Region (Q1 2024): 70.7%
- Western Canada (2024): 61.7%
- Canada Overall (2024): 65.7%

What this shows:

- The Royal is operating well below the market.
- The gap is due to underutilization, not weak demand.
- With stronger management and reactivated F&B and event spaces, the Royal can easily move toward market averages.



COMPARABLE SALES

Recent downtown sales show strong demand:

- 45820 Wellington Ave (Prospera) – Sold May 2024 for \$5.5M
- 45916 Wellington Ave (Bowling Alley) – Sold Aug 2024 for \$4.82M

These sales show the strong demand for downtown sites and highlight the upside in acquiring the Royal Hotel at today's price.

Court-Ordered Sale

This property is offered by court order. All offers must be subject-free and include a certified deposit. The accepted offer will be presented in court, where other buyers may also bid. Final approval is granted by the BC Supreme Court.



MUSEN WAHID

ABOUT ME

Musen Wahid is a Vancouver-based realtor specializing in land development, commercial assets, and unique investment opportunities across British Columbia. Known for his strong work ethic and detail-oriented approach, he combines market knowledge with creative deal structuring to deliver long-term value for his clients. Musen's focus on development advisory and hospitality sales has earned him a reputation as a trusted advisor and entrepreneur committed to helping clients achieve their goals.

THE ROYAL HOTEL – A CENTURY OF CHILLIWACK HISTORY

Since 1908, the Royal Hotel has been one of Chilliwack's most enduring landmarks. Built during the city's boom following the arrival of the BC Electric Railway, the Royal was designed with modern comforts of its time – electricity, steam heating, and a grand wooden staircase that still stands today.

For nearly 70 years, the Berry family shaped the hotel into the heart of downtown life. Tom Berry established its reputation for fine dining and hospitality through the Great Depression, and his son Buck expanded it with the iconic Royal Hotel Pub, which became a community gathering place for decades. Even Wayne Gretzky stopped by in 1988 to honour Buck, cementing the hotel's place in local culture.

In 1995, local investors undertook a million-dollar renovation, restoring guest rooms with heritage charm and updating infrastructure with modern systems. The former pub was reimagined into flexible event and dining space, keeping the Royal relevant while preserving its historic character.

Today, the Royal Hotel offers both operational stability and redevelopment potential. As Chilliwack's oldest operating hotel – over 115 years strong – it remains a rare heritage boutique property with strong cultural recognition, tourism appeal, and a prime downtown location.

The Royal Hotel is more than an investment – it's a chance to own a living piece of Chilliwack's story.

Musen Wahid Real Estate

**THANK
YOU**

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