

52855 YALE ROAD, ROSEDALE

HIGH VOLUME GAS STATION & LIQUOR STORE WITH THE PROPERTY

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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INVESTMENT OPPORTUNITY



High Volume Gas Station and Liquor Store



Self-Run Investment Property



Operational for more than 30+ Years

52855 Yale Road, Rosedale

William Wright is delighted to introduce the sale of 52855 Yale Road, an exceptional opportunity that encompasses both the property and a diverse range of businesses. This unique offering includes a Liquor Store, Gas Station, Convenience Store, and the renowned Barcelos establishment.

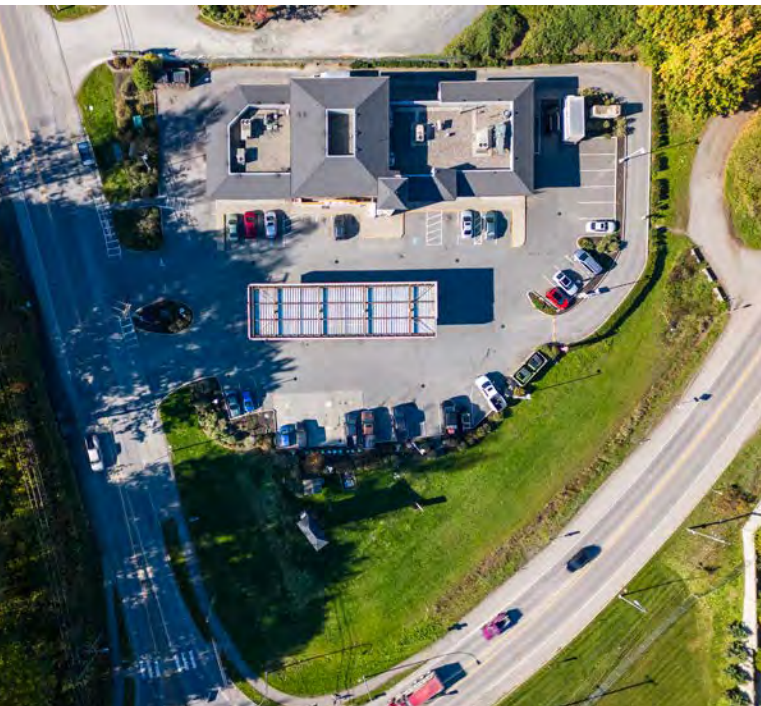
Notably, this location has undergone recent renovations, ensuring it meets modern standards and is primed for continued success. What truly sets this opportunity apart is the establishment's impressive track record – it has been in operation for over 30 years and boasts a fiercely loyal customer base.

Additionally, this property features a prime tenant in the form of Tim Hortons, a well-known and beloved brand. Tim Hortons has a long-term lease in place, further solidifying the property's income potential and stability.



Property Highlights

Address	52855 Yale Road, Rosedale
Buildings	Liquor Store, Gas Station, Convenience Store, and Barcelos Restaurant
Parking	Ample Parking
Zoning	C-1
Lot Size	± 1.36 Acres
PID	000-672-335
Legal Description	LOT 4 EXCEPT PORTIONS IN PLAN NWP88185 AND STATUTORY RIGHT OF WAY PLAN 17235 SECTION 6 TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 8348
Price	Contact Listing Agents



LIQUOR STORE



ESSO



BARCELOS



TIM HORTONS & ON THE RUN





CHEAM LAKE WETLANDS REGIONAL PARK

POPKUM COMMUNITY TRAIL

TRANS-CANADA HWY

AGASSIZ-ROSEDALE HWY

VALLE RD

WILDCAT GRILL

Driving Distances

- Cheam Lake Wetlands Regional Park**
6 Min Drive
- Trans-Canada Highway**
9 Min Drive
- Central Chilliwack**
12 Min Drive
- Sasquatch Provincial Park**
26 Min Drive

Location

Located in the heart of the fertile Fraser Valley, is a picturesque city in British Columbia, Canada, known for its stunning natural beauty, strong sense of community, and a wealth of recreational opportunities. Nestled in the shadows of the Coast Mountain Range, Chilliwack offers a unique blend of small-town charm and modern amenities.

For More Information Contact

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