

# FOR SALE

FREESTANDING INDUSTRIAL WITH SECURE YARD

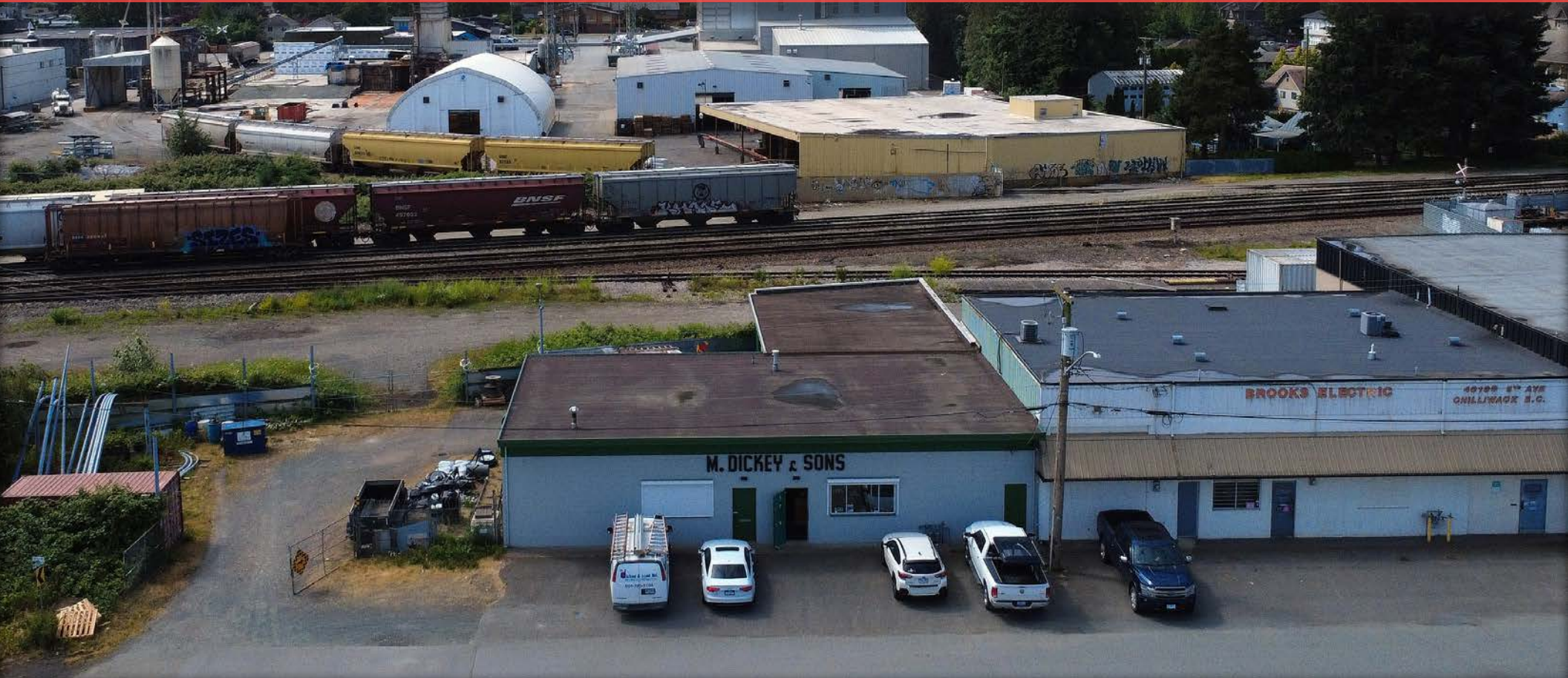
46202 FIFTH AVENUE, CHILLIWACK, BC

2,432 SF WAREHOUSE

GRADE LOADING

COVERED YARD

FURTHER PRICE REDUCTION



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# OPPORTUNITY

46202 Fifth Avenue provides owner/users with a rare opportunity to purchase a freestanding warehouse in Chilliwack's downtown industrial district. The M-1 zoned property offers secure, covered storage, grade loading, employee and customer parking in front and allows for light manufacturing, warehousing, research and development and direct-to-consumer sales. The property is located less than a minute from downtown and 10 minutes from Highway 1. The area is host to a wide variety of businesses, including Meadow Valley Meats, Telus and the new, state-of-the-art Chilliwack Search and Rescue headquarters.

# OFFERING HIGHLIGHTS

 **Possession**  
Negotiable

 **Loading**  
1 Grade Loading Bay

 **Zoning**  
M-1 zoning allows for a variety of light industrial and commercial uses

 **High Exposure & Accessibility**  
Excellent access to downtown and Highway 1

 **Storage**  
Secure, outdoor storage

 **Further Reduced Asking Price**  
\$1,430,000 \$1,269,000 \$1,179,000





## LOCATION OVERVIEW

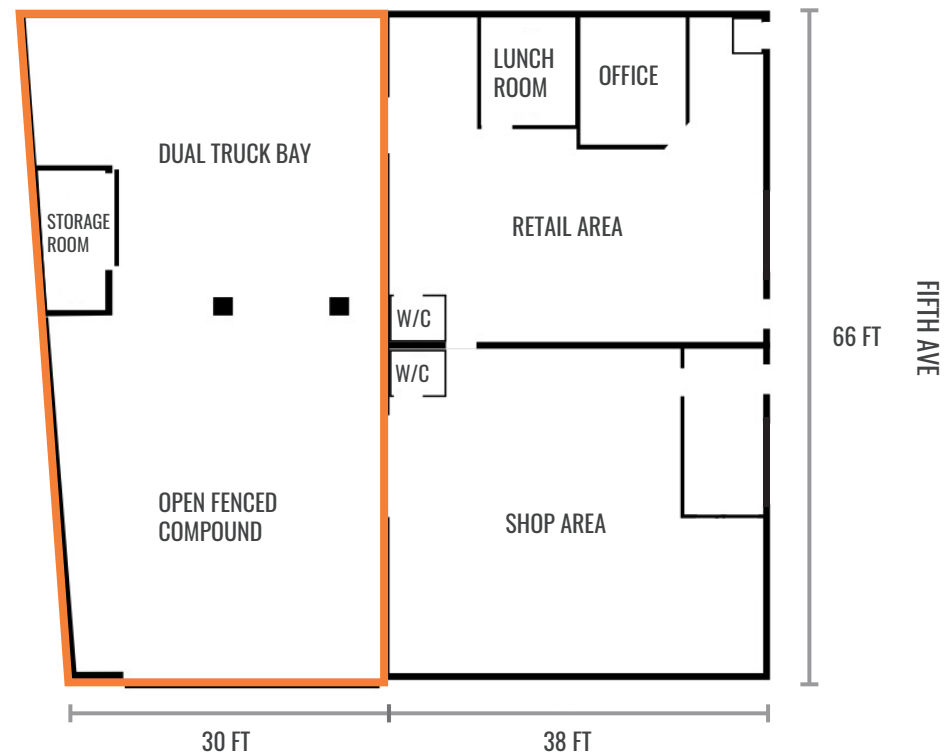
The subject property is conveniently located east of Young Road on Fifth Avenue, downtown Chilliwack. This uncongested downtown industrial area provides easy access for employees, customers and truck and transport deliveries. Chilliwack, one of Canada's fastest growing cities, is known for being business-friendly. As a longstanding industrial and manufacturing hub in the Fraser Valley, the community provides the essential infrastructure, skilled workforce, and economic growth needed for businesses to flourish.

## BUILDING DETAILS

Address	46202 Fifth Avenue, Chilliwack BC	
Building Size	Warehouse/ Office	2,432 SF
	Secure Yard	1,334 SF
	<b>Total</b>	<b>3,777 SF</b>
Site Size	<b>5,506.50 SF</b>	
Clear Height	11' 6" (12' 8" Intruck Bay)	
Loading	1 Grade Loading Bay	
Parking	7 stalls in front Parking for multiple fleet vehicles in rear	
Electrical Service	Single Phase 120/ 240V/ 200A	

## FLOOR PLAN

OUTDOOR/ COVERED



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**VANCOUVER**  
DRIVE TIME 2H 15M (105KM)



**HARRISON HOT SPRINGS**  
DRIVE TIME 30MIN (32KM)

**DISTRICT 1881**

**FIRST AVE**

**SUBJECT PROPERTY**

**CHILLIWACK GENERAL HOSPITAL**

**CN RAILWAY**

**BROADWAY**

**YOUNG RD**

**YALE RD**



**ABBOTSFORD**  
DRIVE TIME 40MIN (35KM)



**AGASSIZ**  
DRIVE TIME 20MIN (23KM)

46202 FIFTH AVENUE | CHILLIWACK

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