

FOR SALE

45916 Railway Avenue, Chilliwack, B.C.

SECURE, LEVEL, INDUSTRIAL YARD

IDEAL FOR
OWNER/USER OR INVESTOR

PRIME LOCATION



RAILWAY AVENUE

Matthew Syberg-Olsen

Associate, Industrial

(604) 449-4611

Matthew.SybergOlsen@MarcusMillichap.com

Boe Irvani*

Senior Director, Industrial

(604) 675-5253

Boe.Irvani@MarcusMillichap.com

Marcus & Millichap

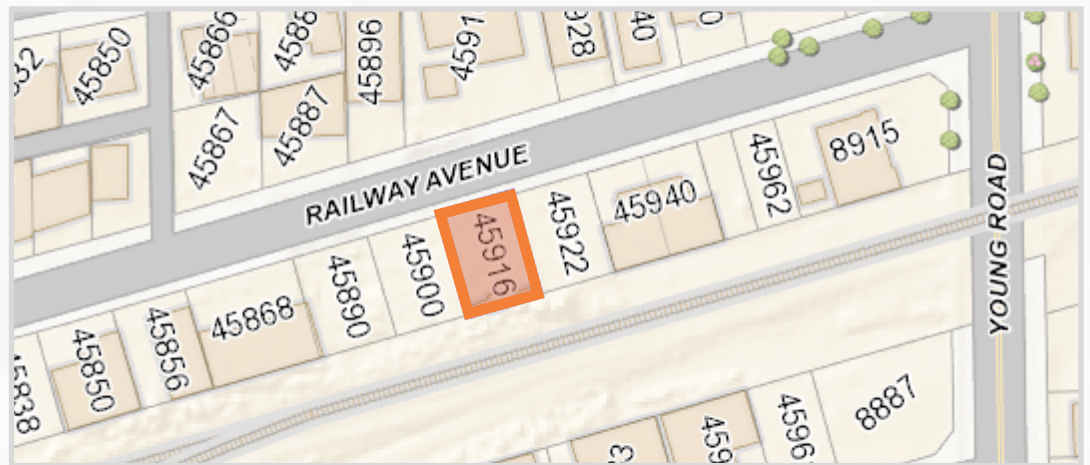
OPPORTUNITY

Marcus & Millichap is pleased to offer the opportunity to purchase a 5,770 square foot, secure, level industrial yard in Chilliwack's downtown industrial area. M-1 zoning allows for light manufacturing, warehousing and a variety of trade uses. Current Lease offers an attractive 8.01% cap rate at asking price. Proximity to Yale and Young Roads facilitates easy access to Highway 1 and the Greater Chilliwack area. Utilities are at the lot line and property is ideal for owner/users looking for yard space or build-to-suit opportunities.

SALIENT DETAILS

PID:	008-906-327
Lot Size:	5,770 Square Feet
2024 Taxes:	\$4,808.54
Zoning:	M-1 Light Industrial (food processing, light industrial, research and development lab, tradesperson, warehousing)
Electrical Service:	At lot line
Water/Sewer:	At lot line
Possession:	TBD
Asking Price:	\$599,000
Cap Rate:	8.01%
NOI:	\$48,000

**Please note that all property boundaries shown are approximate*



SITE PHOTOS



Marcus & Millichap

Matthew Syberg-Olsen

Associate, Industrial

(604) 449-4611

Matthew.SybergOlsen@MarcusMillichap.com

Boe Irvani*

Senior Director, Industrial

(604) 675-5253

Boe.Irvani@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, B.C. V6E 4M3

(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.