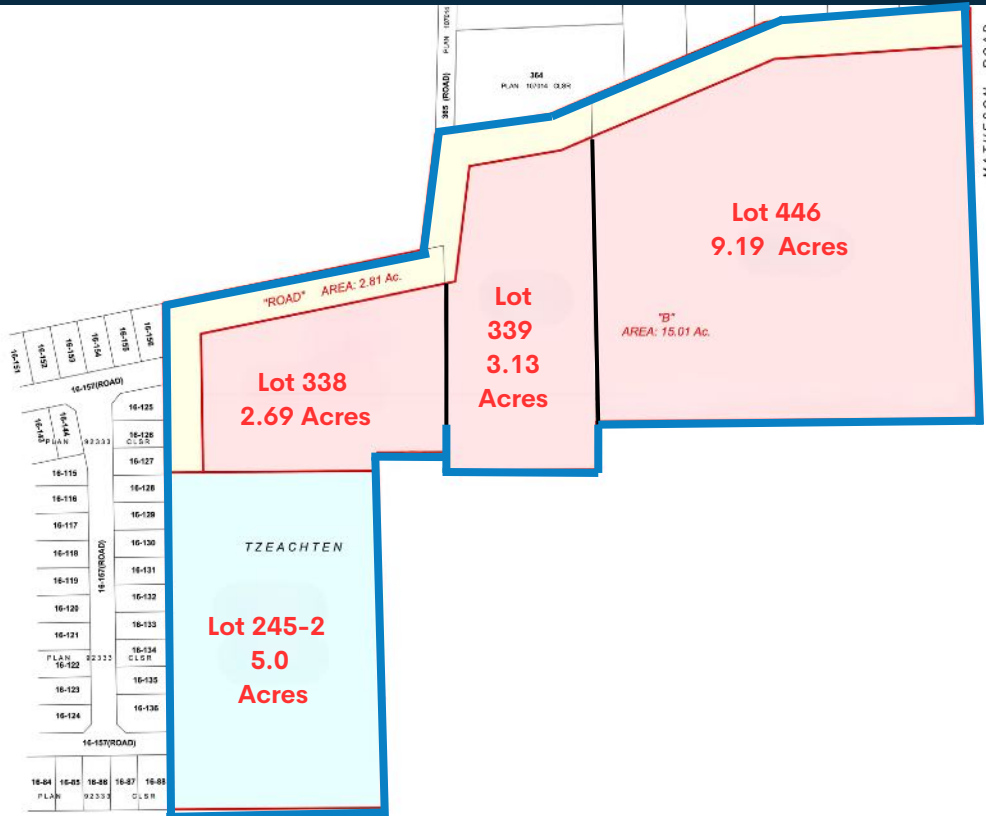


FOR LEASE **\$1.99 PER SQUARE FT.**

FOR SALE **\$1,999,000 PER ACRE**

5914 MATHESON ROAD, CHILLIWACK



Property Highlight

- For lease/buyout with long-term lease option to be fully serviced at lot line (paved road, curbs, street lamps, etc.)
- Tzeachten prepaid 106-year leasehold Ready to build in 4 to 6 months
- Up to 20 Acres Available

Gordon Kleaman

PERSONAL REAL ESTATE CORPORATION
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Tadhg Egan

PERSONAL REAL ESTATE CORPORATION
tegan@kleaman.com | 778.288.5507

RE/MAX
CREST REALTY

RE/MAX CREST REALTY
101-2609 Westview Drive
North Vancouver BC

kleaman
REAL ESTATE

MATHESON RD, CHILLIWACK



Property Details

Size: Up to 20+ Acres

Zoning: Light Industrial

Property Taxes: Estimated
\$0.50 per sq. ft

Lease Price: Contact Agent

Features:

- Services provided by the City of Chilliwack
- 106-year prepaid leasehold
- Lots are flat gravelled lots that are properly filled and levelled
- No stream or wildlife encumbrances Paved access road with curbs, street lamps, etc.

Located in a fast-growing area of the Lower Mainland, this development provides access to both the Lower Mainland and the rest of BC via HWY 1. The location is also near border crossings, providing easy access to the United States. With Chilliwack growing so rapidly, this industrial property ease of access for employees and customers alike.

The property is right next to the Bailey Landfill off Matheson Road and within walking distance of the Tzeachten sports fields. This opportunity is truly an excellent fit for owner-occupiers, investors, and tenants.

**ALL LAND TO BE USED FOR
LIGHT INDUSTRIAL - SERVICING TO BE
COMPLETED**

LOCATION PHOTOS



*These outlines are for illustration purposes only. Please obtain your own survey to verify the site boundary.

LOCATION

This site has paved roads and streetlights. It has a clean environmental. Taxes are paired to the District of Chilliwack's tax rate and services are maintained by the District of Chilliwack. This property is available for buyout or lease.



CHILLIWACK GENERAL HOSPITAL



CHILLIWACK MUNICIPAL AIRPORT



CULTUS LAKE



CHILLIWACK CULTURAL CENTRE

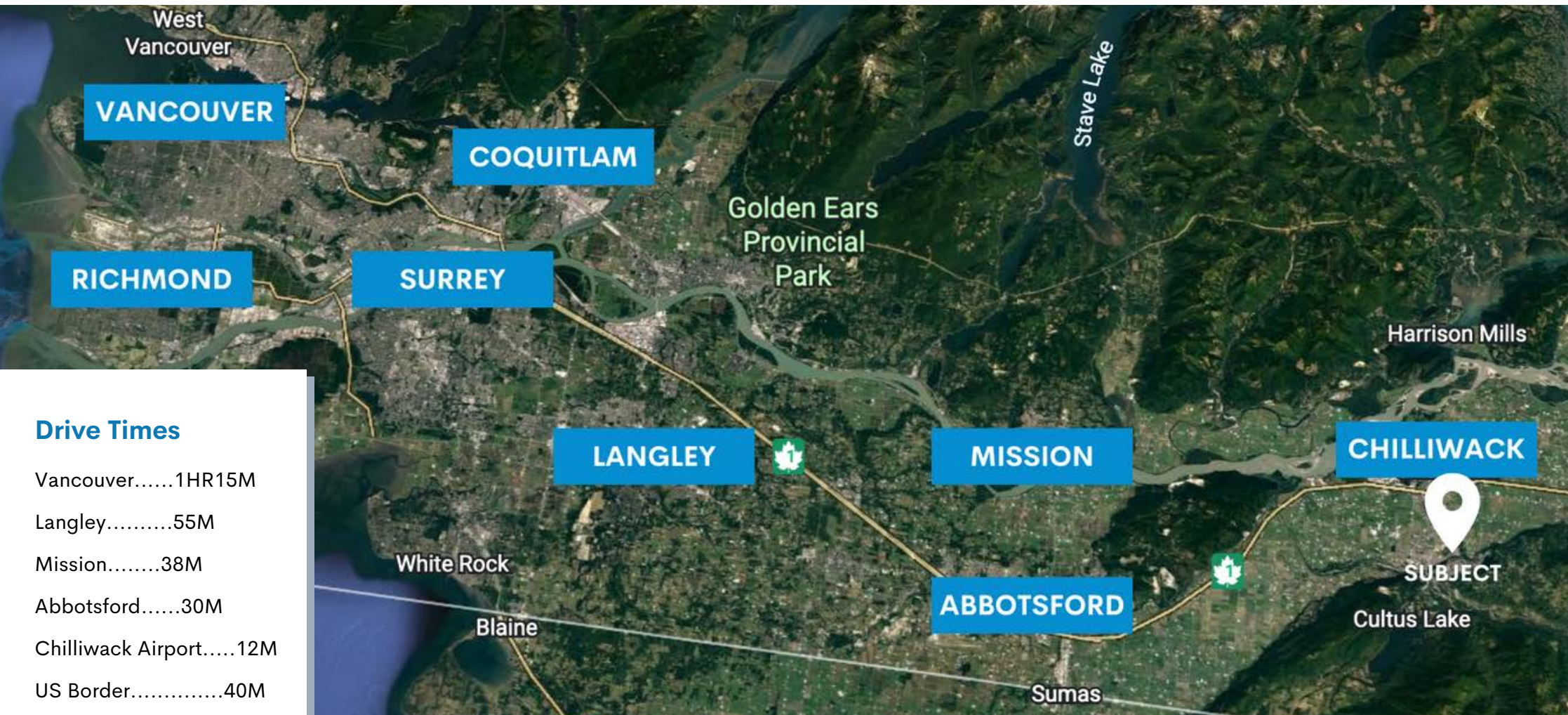


THE HOME DEPOT



CHILLIWACK LANDING LEISURE CENTRE

DRIVE TIMES





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Tzeachten First Nations and its Members are known for their many successful leasehold agreements with many corporations and developers. In British Columbia, numerous First Nations have had extensive success working with large corporations and developers, through First Nations Land, including industrial developments, big box stores, and hundreds of thousands of residential homes. Tzeachten First Nations have developed strong relationships with all financial institutions for residential, commercial, or industrial financing.

Benefits of purchasing leased land whether residential or commercial include the following:

- All services including roads, water, sewer, and storm sewer are managed by the District of Chilliwack.
- Development and building permits follow the District of Chilliwack's guidelines but will have fast-track approval via the band office.
- Being a part of the third fastest-growing community in British Columbia.
- Access to modern community spaces; recreational, educational, and employment opportunities; and effective transportation and pathways.
- For fully-serviced industrial land price per acre is lower than competing projects
- Secure long-term investment for 110 years and all leases are registered as pre-paid.
- Tax-free employment and shopping for First Nation individuals on reserve lands.