

45768 HOCKING AVENUE, CHILLIWACK

DAYCARE TENANTED INVESTMENT PROPERTY WITH OWNER OCCUPIER POTENTIAL

**FOR
SALE**

NEW PRICE



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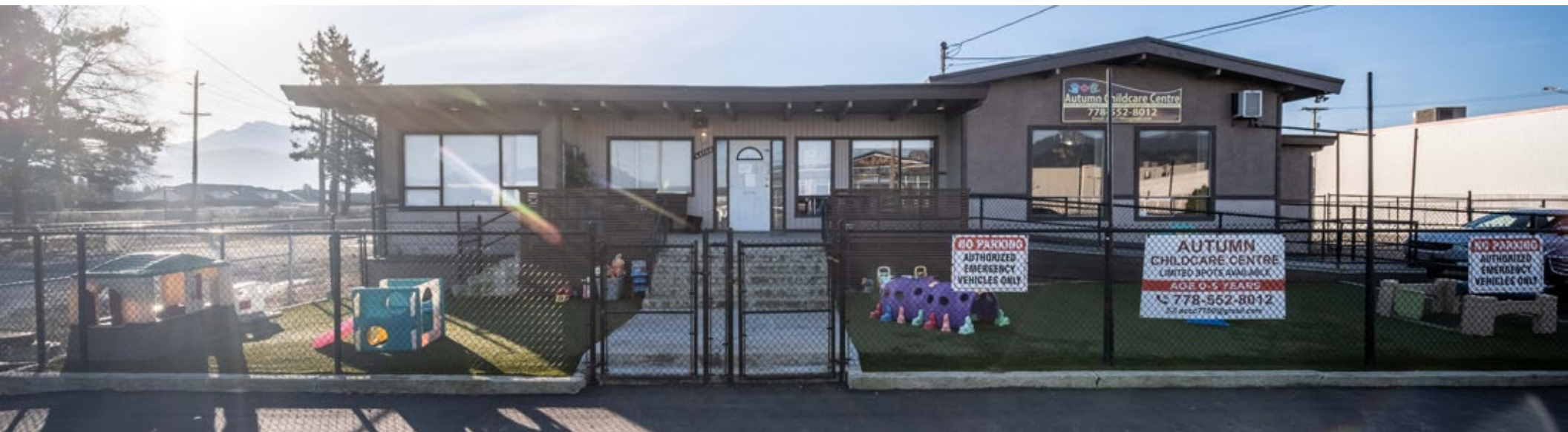
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Freestanding Building in The Heart of Chilliwack

William Wright Commercial is pleased to present 45768 Hocking Avenue, a 6,256 SF freestanding building situated on a 0.39-acre lot in the heart of Chilliwack. Currently leased to a licensed daycare operator, the building features open yard area improved as a parking lot and a private playground located at the front and rear of the building. Exterior improvements include newly paved parking and a handicap-accessible entry ramp. With 120 feet of street frontage, two pylon signs, and excellent visibility along Hocking Avenue. The existing lease includes a termination clause, presenting flexibility and potential for an owner-occupier in the near future.





Property Highlights



Termination clause included in the lease



Fully leased to a licensed daycare operator until December 31, 2028



Private playground at the front and rear of the building



Newly paved on-site parking



Handicap-accessible entrance ramp



120 feet of street frontage along Hocking Avenue



Two prominent pylon signs for maximum visibility



Roof redone in 2024



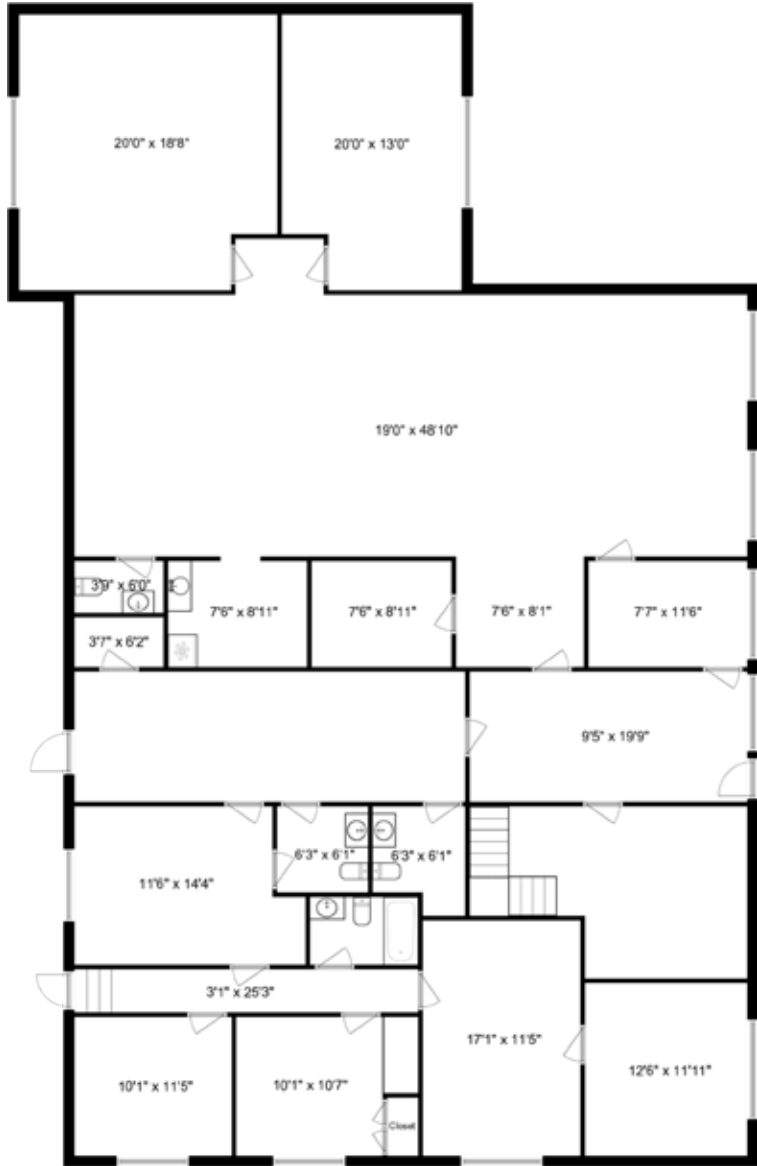


Salient Facts

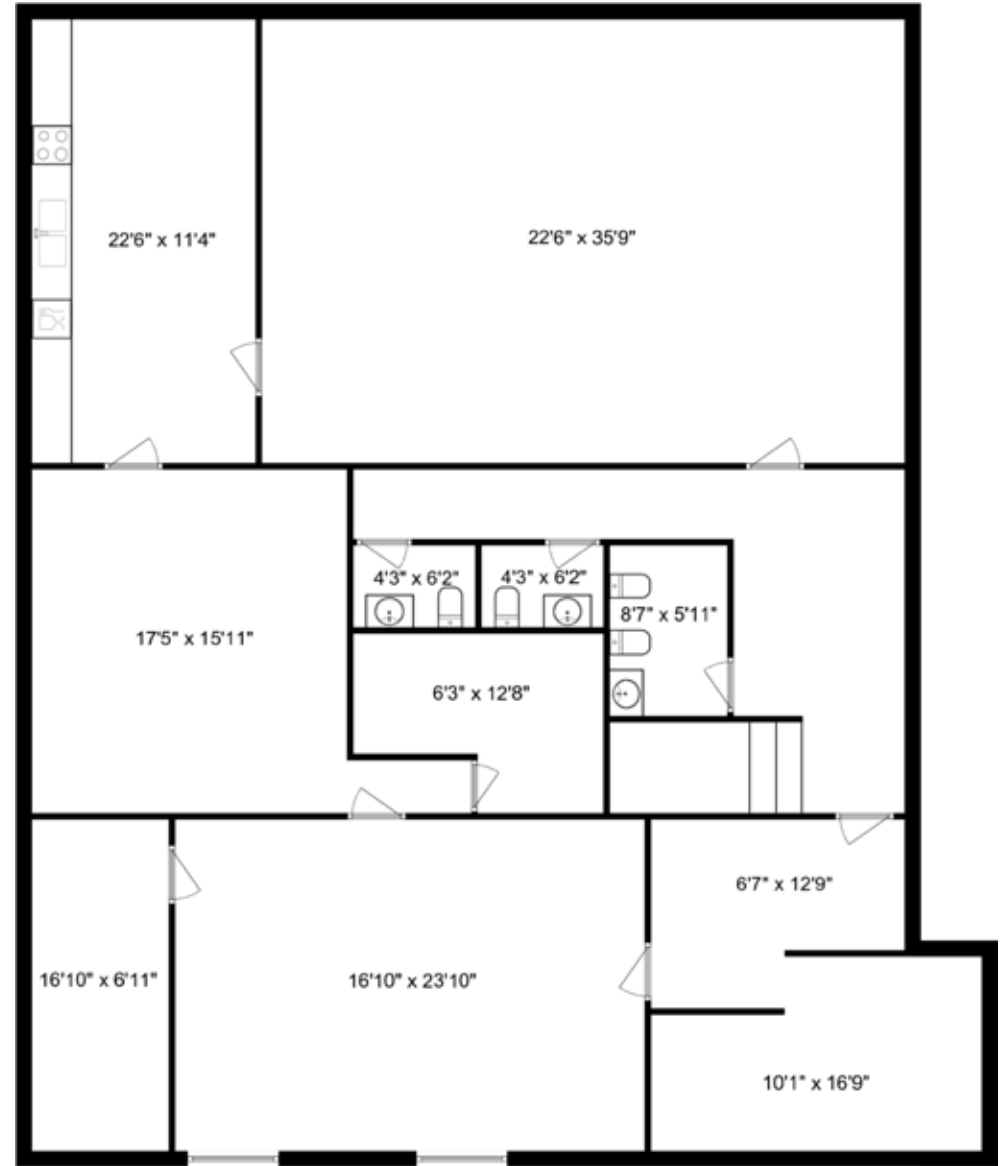
Size Breakdown	Main Floor: ± 3,584 SF Basement: ± 2,672 SF Total: ± 6,256 SF
Lot Size	0.39 Acres (16,964 SF)
Zoning	CSM - Service Commercial-Industrial
Year Built	1962
Property Taxes	\$6,223.66
PID	003-709-434
Legal Description	PARCEL "D" (EXPLANATORY PLAN 22108) OF LOTS 1 AND 2 DISTRICT LOTS 27 AND 114 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 11537
Cap Rate	Contact Listing Agents
Price	\$3,100,000 \$2,900,000



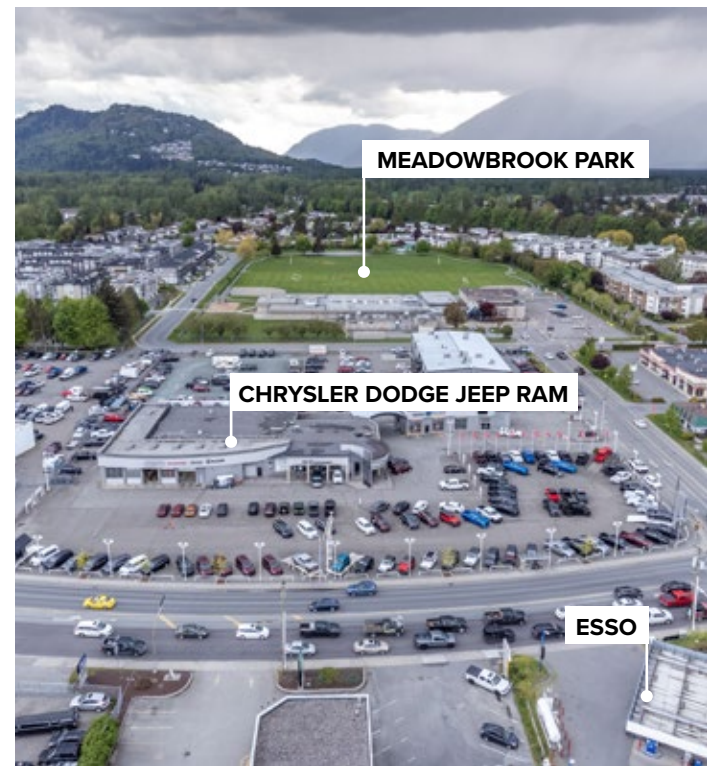
Floorplans



Ground Floor



Basement



< CENTRAL CHILLIWACK



Located in the Heart of Chilliwack

45768 Hocking Avenue is centrally located in the heart of Chilliwack, just steps from the city's revitalized downtown core. The property benefits from convenient access to Yale Road, Vedder Road, and Highway 1, making it easily accessible from all parts of the Fraser Valley. Surrounded by schools, residential neighbourhoods, and community amenities, the location is ideal for service-based businesses such as childcare, medical, or professional office users. Ongoing growth and development in Chilliwack continue to enhance the area's appeal for both investors and owner-users seeking long-term stability in a high-demand corridor.

 DRIVING TIMES

YALE ROAD	-----	1 MINS
CHILLIWACK AIRPORT	-----	3 MINS
HIGHWAY 1	-----	8 MINS
COTTONWOOD CENTRE	-----	8 MINS
LANGLEY	-----	50 MINS
YVR AIRPORT	-----	1 HR 24 MINS
DOWNTOWN VANCOUVER	-----	1 HR 27 MINS



For More Information Contact

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