



High Profile Location
INDUSTRIAL/COMMERCIAL BUILDING

FOR SALE

\$12,000,000 or

FOR LEASE

\$37,500/MONTH TN

44755 Yale Road
CHILLIWACK, BC

The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to undertake your own investigations regarding the property and any future development potential.

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October 8, 2025

RE/MAX Bob Plowright Realty 7300 Vedder Rd. Chilliwack BC | 604-858-7179

REMAX
COMMERCIAL
FLOWRIGHT
& ASSOCIATES
An independent Member Broker

OPPORTUNITY To buy or lease a one-of-a-kind Prime Location on Yale Rd West...join other high-profile businesses on this industrial/commercial business strip. Easy access to HWY 1 . Ideal for service industrial uses, automotive, truck/tractor sales, repair/maintenance, part sales, light manufacturing, trades person or warehousing. Business-friendly Chilliwack offers all the features you need for a successful business.

SALIENT FACTS

ADDRESS: 44755 Yale Rd. Chilliwack, BC

ZONE: M2 (Service Industrial)

LAND SIZE: 2.43 acres of industrial land leveled, graveled and fully fenced

LEASABLE AREA: 15,703 sq. ft.

CONSTRUCTION: Cement block building with metal roof.

OFFERS: full municipal services, showroom, offices, 11 service bays, 2 cranes, air lines with compressor and fully sprinklered.

ZONING: M2 (SERVICE INDUSTRIAL)

PERMITTED USES (But not limited to:)

PRINCIPAL USES:

- a) Food Processing
- b) Light Manufacturing
- c) Research and Development Lab.
- d) Service Industrial
- e) Tradesperson
- f) Warehousing
- g) Open Storage

Video



Subject to City of Chilliwack approval and business licensing.



NOTE: Tenant is advised to verify specific uses with the City of Chilliwack Planning Department. www.chilliwack.com

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CHILLIWACK

BETTER FOR BUSINESS. BETTER FOR LIFE.

BRITISH COLUMBIA CANADA

Chilliwack is well positioned within British Columbia with natural majestic beauty, abundant recreational and lifestyle opportunities and a sound business sector.

It is about 100km from the city of Vancouver and part of the Fraser Valley Regional District.

With a mild climate, residents can enjoy year round outdoor activities. Thanks to the superb quality of life, Chilliwack is steadily growing.

People choose to live here because of our low tax rates, affordable housing costs exceptional quality of life.

➤ 7th largest city in British Columbia and 2nd largest city in the Fraser Valley. Approx. 107,200 residents with a 5 year growth rate of 10.1% (2023)

➤ Chilliwack's population is projected to continue growing, with a population of 132,000 being reached between 2035 (at 2.0% per year) and 2040 (at 1.5% per year).

➤ All levels of education

➤ Chilliwack's population and employment growth have been outpacing other municipalities and the trend is expected to continue, providing new opportunities for our local economy

➤ Chilliwack is surrounded by mountains, rivers, recreational areas and provincial parks



ACCESS:

Centrally located in an industrial area. Offering high exposure and easy access to the public. Near the Lickman & Evans Road exits of the Trans Canada Highway.

DRIVING DISTANCE





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Active C8072709	44755 YALE ROAD West Chilliwack Chilliwack V2R 4H3 Listing Map: 	For Sale Industrial For Sale Price: \$12,000,000 Leased/Sold Date: Leased/Sold Price: /
Additional Property Types: Industrial		

Active C8071923	44755 YALE ROAD West Chilliwack Chilliwack V2R 4H3 Listing Map: 	For Lease Industrial For Sale Price: \$0 Leased/Sold Date: Leased/Sold Price: /
Additional Property Types: Industrial		



Zoning: **M2** Gross Prop **\$108,825.67** Tax Yr: **2025** Sale **Lease**
P.I.D.#: **700-014-223** Building/Complex Name:

One of a kind Prime Location on Yale Rd West ... join other high-profile businesses on this industrial/commercial business strip. Easy access to HWY 1 at Evans or Lickman Rd. interchanges. Over 15,000 sq. ft. cement block building with full municipal services, showroom, offices, 11 service bays, 2 cranes, air lines with compressor and fully sprinklered. Set on 2.43 acres of industrial land leveled, graveled and fully fenced. Formerly leased to Union Tractor this M2 Zoned high exposure property is ideal for service industrial uses, automotive, truck/tractor sales, repair/maintenance, part sales, light manufacturing, trades person or warehousing, verify your intended use with the City of Chilliwack. This ideal location in business-friendly Chilliwack offers all the features you need for a successful business. Available for immediate occupancy.

MEASUREMENTS:

Subj. Space Sq.Ft:	Space Avail For Lse:	15,703
Subj. Space Width	W/hse/Indust. Sq Ft:	10,873
Subj. Space Depth:	Office Area Sq Ft:	2,037
Land Size Sq. Ft.	Retail Area Sq Ft:	2,040
Land Size Acres:	Mezzanine Sq Ft:	753
Acres Freehold:	Other Area Sq Ft:	
Acres Leasehold:	Main Resid. Sq Ft:	
Subj Prop Width ft.:	Min. Divisible Space:	
Subj Prop Depth ft.:	Max. Contig. Space:	

LEASE DETAILS:

Lease Type:	Net
Lease Expiry Date:	
Lse Term/Months:	
Is a Sub-lease?:	No
Strata Fees/Month:	
Seller's Int.:	Registered Owner
Int. In Land:	Freehold
First Nat.Res:	
Occupancy:	Vacant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	\$0.00
Est. Additional Rent / SF:	\$0.00
Basic Rent per Month:	\$37,500.00
Est. Add. Rent per Month:	\$10,000.00
Basic Rent per Annum:	\$450,000.00
Gross Rent per Annum/SF:	
Gross Rent per Month:	
Gross Rent per Annum:	

GENERAL BUILDING AND PROPERTY DETAILS:

# of Buildings:	Construction:	Concrete Block
# of Storeys:	Roof:	Other
# of Elevators:	HVAC:	Forced Air, Space Heaters
# Parking Spaces:	Building Type:	Freestanding, Marine, Warehouse
# of Docks:	Amenities:	Alarm System, Cranes, Lunchroom, Mezzanine, Outside Storage, Storefront, Visitor Parking, Fenced Yard
# of Grade Doors:	Site Services:	Fully Serviced
# of Loading Doors:		
Class of Space:		
Year Built:	Restrictions:	Restrictive Covenant(s)
Environmental Assess: Yes	Comments:	COMPLETED JUNE 2021
Potential to Redevelop? No	Comments:	

LEGAL: LEASE AT: LOT 1, BLOCK 8, PLAN NWP85641, DISTRICT LOT 77, GROUP 2, NEW WESTMINSTER LAND DISTRICT

LISTING FIRM(S):

1 RE/MAX Bob Plowright Realty
2.
3

PRESENTED BY:

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