



**RANDY LIM | 604 968 8111**

# 9416 HAZEL ST

**C H I L L I W A C K B C**

**I N V E S T M E N T  
O P P O R T U N I T Y**

## 10 STRATA LOTS FOR SALE

10 STRATA LOTS | Giving flexibility to sell off some units  
LARGE LOT | Future development value will grow exponentially  
RENTS | Opportunities to rehabilitate units to maximize rents  
WELL MAINTAINED AND SELF MANAGED



## SALIENT FACTS

Lot Size:	20,473 SF
Building Size:	9,167 SF
Zoning:	R5
Year Built:	1990
Unit Types:	ALL 2 Bedroom 1 Bath – Townhouse Style (Potential development of 43 units) – to be verified
Gross Income:	\$170,352 per annum





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'MARVIN GARDENS'

C H I L L I W A C K B C

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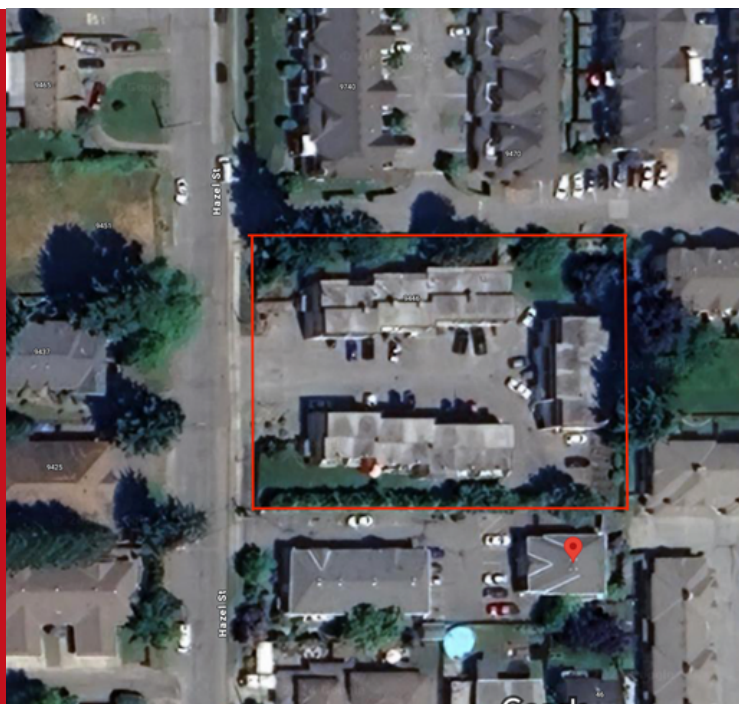


This 10 strata lot property offers flexibility for selling off units individually, catering to diverse investment strategies. Its large lot size not only provides immediate value but also promises exponential growth potential for future development opportunities. Additionally, the well-maintained and self-managed nature of the property presents opportunities to rehabilitate units, maximizing rental income and overall investment returns.

## LOCATION

Transportation accessibility is a standout feature of this location, with several transit routes passing through the area. Residents can easily access public transportation options, allowing for hassle-free commuting to work, school, or leisure activities.

Whether it's buses, trains, or other modes of transportation, the convenience of getting around the city is unparalleled.







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CHILLIWACK BC

INVESTMENT  
OPPORTUNITY



## INTERIOR PHOTOS

