

# FOR SALE

LIGHT INDUSTRIAL LAND IN CHILLIWACK

46115 FOURTH AVENUE, CHILLIWACK, B.C.



› \$1,199,000

› 16,831 SF Vacant M-1 Light Industrial Lot with Road Access on Three Sides

› Flat, Build-Ready Site with No Demolition or Clearing Required

› Mixed Employment OCP Designation Supporting a Wide Range of Industrial and Employment Uses

Marcus & Millichap



## Opportunity Overview

46115 Fourth Avenue presents a well-positioned parcel of vacant light industrial land in an established Chilliwack employment area. The 16,831 SF lot offers flat, build-ready terrain with road frontage on three sides, providing flexibility in site layout, access, and signage. Zoned M-1 Light Industrial and designated Mixed Employment under the City's Chilliwack 2050 OCP, the property supports a broad range of uses including light manufacturing, warehousing, distribution, fabrication, food processing, and office. The level site requires minimal preparation, and the three-road configuration is well suited for operations requiring efficient truck or equipment access.

## Salient Details

<b>Address:</b>	46115 Fourth Avenue, Chilliwack, B.C.
<b>PIDs:</b>	008-059-578
<b>Lot Size:</b>	16,831 SF
<b>Zoning:</b>	<b>M-1 Light Industrial</b>
<b>OCP:</b>	<b>Mixed Employment</b>
<b>Road Frontage:</b>	Three-sided road access
<b>Environmental:</b>	Clean Phase II Available
<b>Asking Price:</b>	\$1,199,000

## Highlights



Flat, vacant 16,831 SF lot with no demolition or site clearing required



Road access on three sides, offering strong visibility and operational flexibility



M-1 (Light Industrial) zoning supports a wide range of permitted uses including light manufacturing, warehousing, distribution, fabrication, food processing, and office



Mixed Employment OCP designation aligns with Chilliwack 2050's long-term vision for employment-generating uses in this corridor



Level terrain minimizes development costs and simplifies building placement and servicing



Located within an established Chilliwack industrial node with convenient access to Highway 1 and key arterials



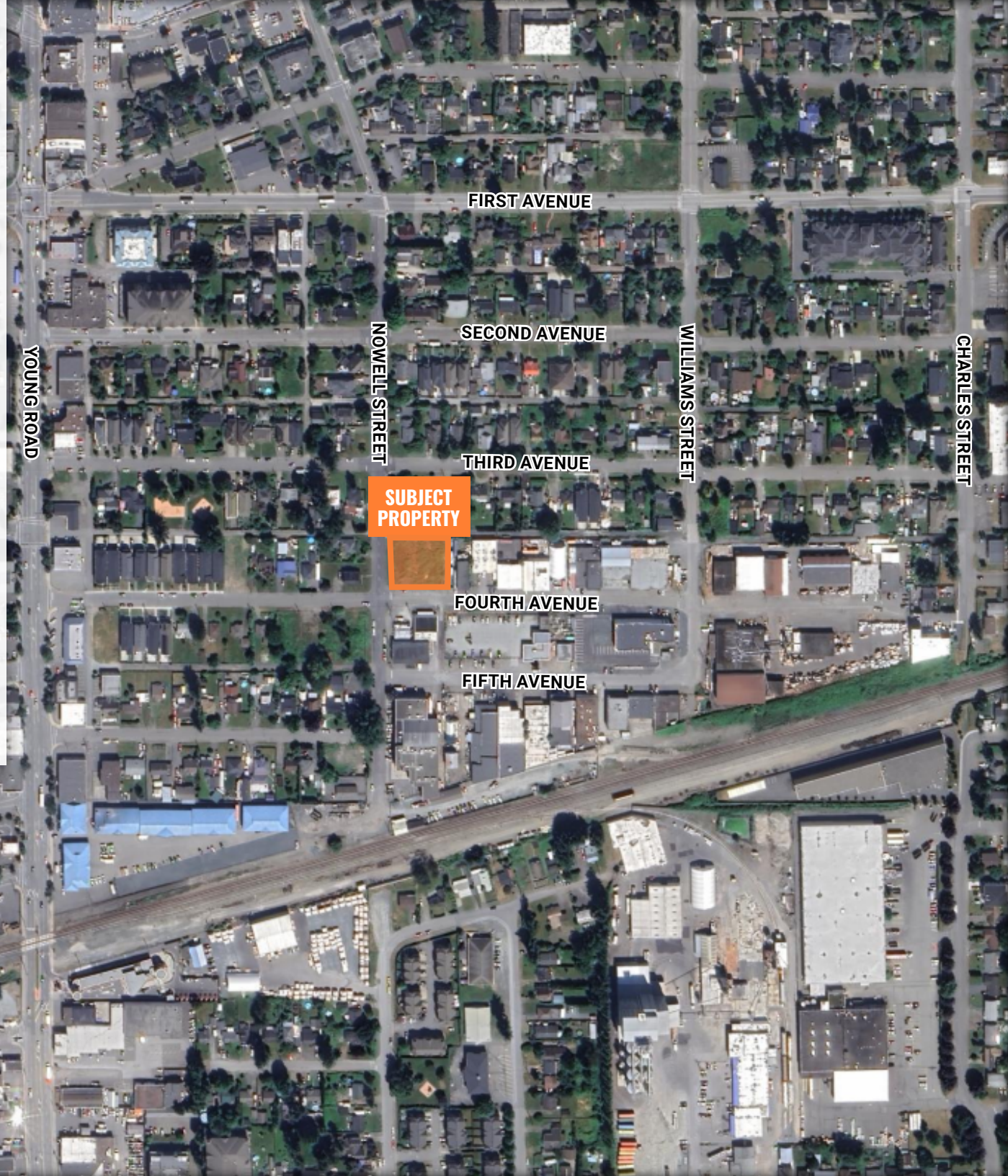
Clean Phase II Environmental Report Available

## Location Overview

46115 Fourth Avenue is situated in Chilliwack, the eastern gateway of the Lower Mainland and one of the Fraser Valley's fastest growing communities. The city recently surpassed 100,000 residents and continues to attract both residents and businesses driven by relative affordability, a strong agricultural and industrial base, and ongoing infrastructure investment.

The property sits within an established light industrial corridor with convenient access to major arterials and Highway 1, connecting operators seamlessly to Metro Vancouver, the rest of the Fraser Valley, and points east. The surrounding area supports a concentration of industrial, service commercial, and employment uses, making it a natural fit for businesses seeking land to build to suit.

Chilliwack's economy is anchored by agriculture, manufacturing, distribution, and a growing retail and service sector. Demand for well-located industrial land in the Fraser Valley has remained strong, and sites with multi-sided road access and level topography are increasingly difficult to find at this scale. The Mixed Employment OCP designation further supports the long-term viability of the site for a range of employment-generating uses as the city continues to grow.



# Marcus & Millichap

## Joey Yoo

Personal Real Estate Corporation  
Director, Investments  
(604) 675-5236  
Joey.Yoo@MarcusMillichap.com

## Marcus & Millichap

1100 - 1111 West Georgia Street  
Vancouver, BC 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.