

FOR SALE

2226 LOUGHEED HIGHWAY • AGASSIZ, BC



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REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.





EXCEPTIONAL OPPORTUNITY TO ACQUIRE A HIGHWAY COMMERCIAL PROPERTY IN THE GROWING COMMUNITY OF KENT, BC. Situated on a 28,084 sq.ft. lot with prime frontage along Lougheed Highway, this property offers strong visibility, consistent traffic exposure, and flexible CS3 Tourist Recreation Commercial zoning allowing for a wide range of uses including retail, accommodation, food service, and tourism-oriented businesses.

The property features multiple existing improvements, including a former café/restaurant building (approx. 1,100 sq.ft.), a four-unit motel, a double-wide modular home, and two fully serviced RV pads, providing immediate holding income with future upside. Current revenue streams offer stable cash flow while allowing an owner-user to reposition or enhance the site over time.

The front building, previously operated as a café, presents a strong opportunity for conversion to a neighbourhood convenience store or similar retail use, serving the surrounding residential area where Agassiz is currently the nearest hub for day-to-day essentials. This creates a compelling local-service opportunity in addition to the existing highway-oriented exposure.

With Commercial – Highway OCP designation, full servicing, and a level site, the property is well suited for both immediate use and longer-term redevelopment. Ideal for owner-users, investors, or tourism operators seeking a strategic Fraser Valley location with income today and future potential.



**HIGHWAY
COMMERCIAL
PROPERTY
AGASSIZ, BC**

PRICE:
\$1,085,000

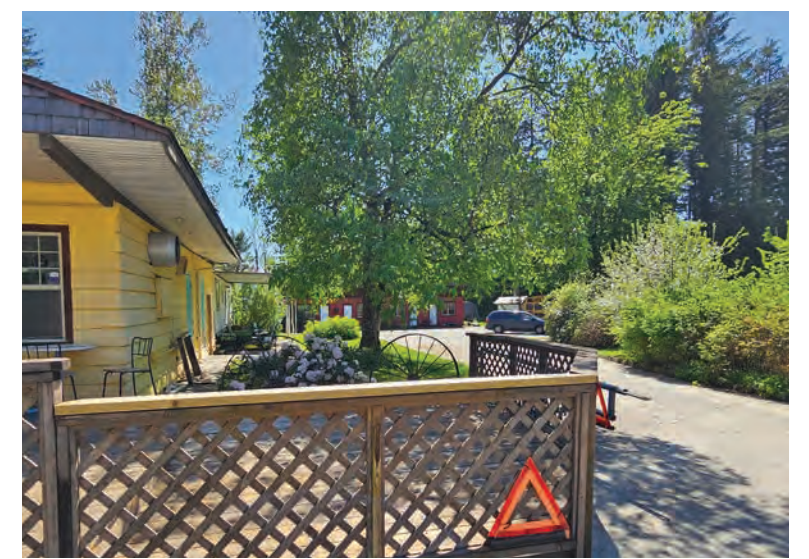
SALE TYPE:
SHARE SALE ONLY

LAND SIZE:
0.643 ACRES

MLS NUMBER:
C8077213

ZONING:
C3 – TOURIST
RECREATION COMMERCIAL







PROPERTY FEATURES A FOUR-UNIT MOTEL, A DOUBLE-WIDE MODULAR HOME, AND TWO FULLY SERVICED RV PADS

EASY ACCESS AND HIGH VISIBILITY FROM LOUGHEED HWY TRAVELLING BETWEEN DEROCHE AND AGASSIZ



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