

KLEIN III

INDUSTRIAL LAND FOR SALE

54370 Bridal Falls Rd Rosedale, BC



Information

Klein Group Royal LePage Commercial presents a unique opportunity to buy a 10.60 acre industrial parcel in a highly desirable location of Bridal Falls. Immediate HWY 1 exposure that provides convenient access to every major municipality in the lower mainland. The subject property is 35 minutes from the

Canada / USA border and 75 minutes from Vancouver. The subject property has General Industrial zoning, which allows for a wide variety of industrial uses. The property has high grade industrial power, 2 wells & a septic tank. Great opportunity for a user or investor in this thriving industrial market.

PROPERTY DETAILS

LOCATION	54370 Bridal Falls Road, Rosedale BC
LOT SIZE	10.6 Acres
ZONING	General Industrial
HIGHWAY FRONTAGE	~1,000 ft
GROSS TAXES	\$22,688.45 (2025)
AVAILABLE REPORTS	Phase 1 Environmental
WATER/SEWER	2 Wells/Septic
POWER	800 Volts, 400 AMP, 3 Phase
PRICE	\$14,997,000

KEY USERS WITHIN A 12 MINUTE DRIVE

- Molson Canadian, Future Red Bull Plant
- Southern Irrigation - Bridal Falls Water Park, Cottonwood Centre. Rona, Chilliwack Airport, Elements Casino Chilliwack, Chilliwack General Hospital, Holiday Inn Express, Marriott, Community Centre, Superstore, Gas Stations, Restaurants

ZONING USES

- Processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of materials
- Accessory: Retail, Employee Residential
- Exception: Commercial Vehicle Terminal

SPECIALISTS



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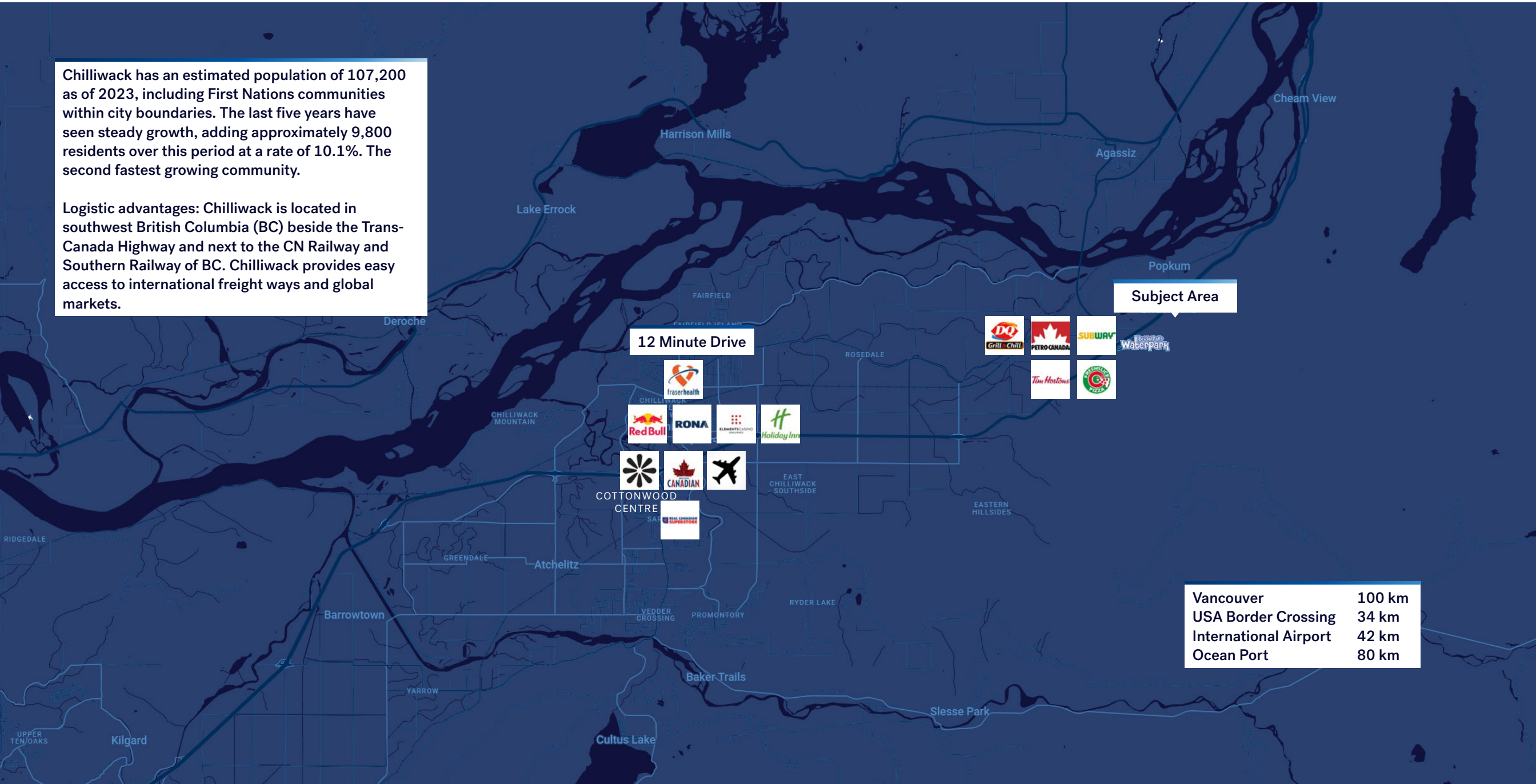
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Amenities

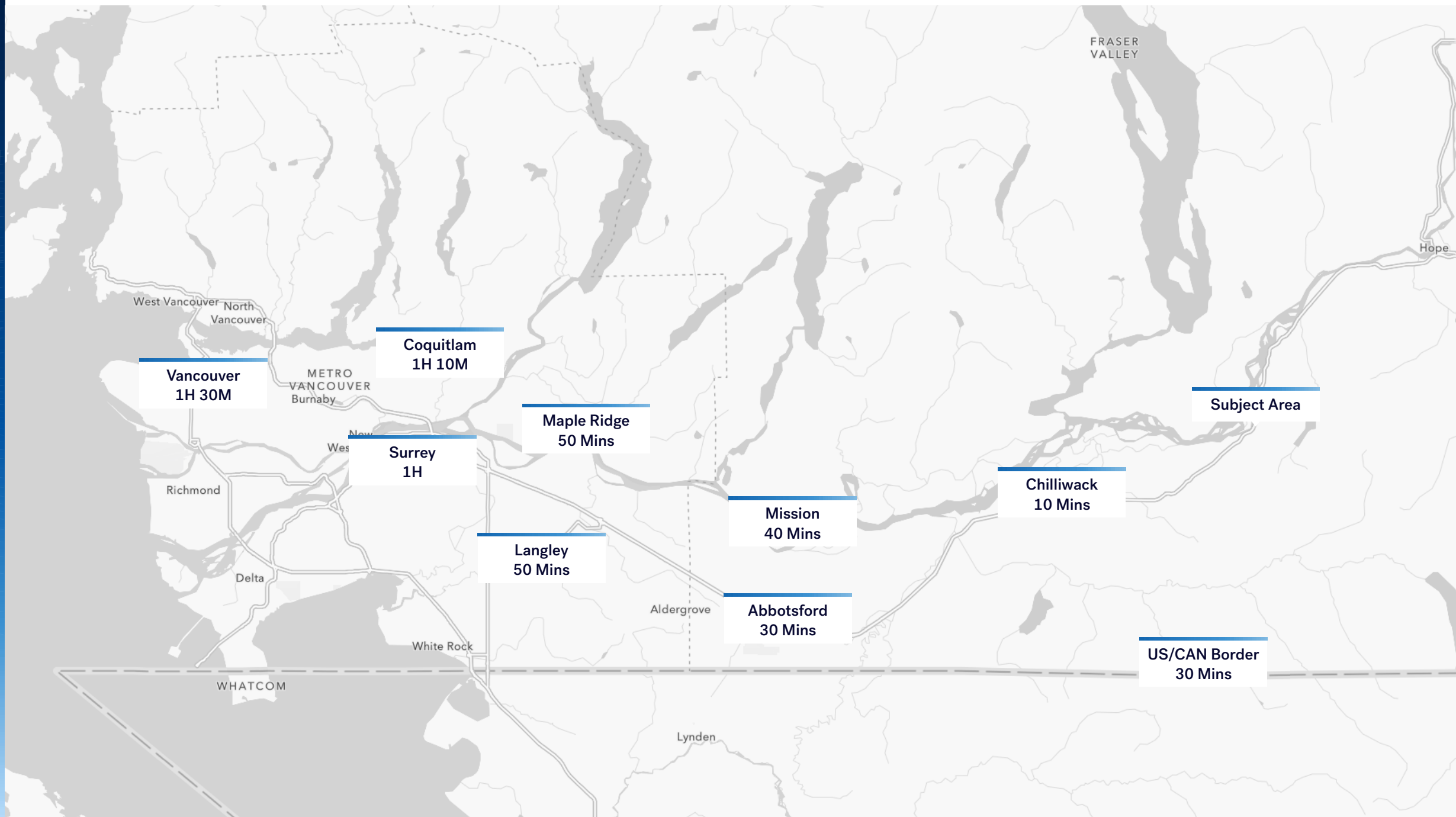
Chilliwack has an estimated population of 107,200 as of 2023, including First Nations communities within city boundaries. The last five years have seen steady growth, adding approximately 9,800 residents over this period at a rate of 10.1%. The second fastest growing community.

Logistic advantages: Chilliwack is located in southwest British Columbia (BC) beside the Trans-Canada Highway and next to the CN Railway and Southern Railway of BC. Chilliwack provides easy access to international freight ways and global markets.



Vancouver	100 km
USA Border Crossing	34 km
International Airport	42 km
Ocean Port	80 km

Driving Distances



Largest Industries

Identify the largest industries driving employment.

ALL INDUSTRIES

These are the largest industries. It shows traded and local industries.

TRADED INDUSTRIES

These are the largest traded industries that sell products or services.

LOCAL INDUSTRIES

These are the largest local industries that primarily sell products.

Rank	Industry	NAICS	Total employment (2023)	Location quotient (2023)
1	Elementary and Secondary Schools	6111	2,326	1.48
2	Restaurants and Other Eating Places	7225	2,299	1.21
3	General Medical and Surgical Hospitals	6221	1,867	1.61
4	Building Equipment Contractors	2382	779	1.31
5	Individual and Family Services	6241	768	2.23
6	Grocery and Convenience Retailers	4451	768	0.96
7	Motor Vehicle Body and Trailer Manufacturing	3362	711	22.36
8	Other Amusement and Recreation Industries	7139	631	1.94
9	Foundation, Structure, and Building Exterior Contractors	2381	610	2.39
10	Other Wood Product Manufacturing	3219	590	8.06
11	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	6233	586	2.23
12	Management of Companies and Enterprises	5511	551	2.35
13	Nursing Care Facilities (Skilled Nursing Facilities)	6231	524	1.20
14	Depository Credit Intermediation	5221	524	0.80
15	Residential Building Construction	2361	518	1.62

Major Projects



GARRISON CROSSING

A \$25.25 million (153 acre) project that includes several commercial, mixed-use, and residential buildings, with a pedestrian-friendly “high street” open mall and apartments at its core, surrounded by townhomes and detached houses, providing 11,500 private dwellings.



CANADA EDUCATION PARK

200-acre site showcases several major institutions including the RCMP Pacific Region Training Centre (PRTC), Canadian Police College, Canada Border Services Agency (CBSA), University of the Fraser Valley (UFV), and the Food and Agriculture Institute (FAI).



CHILLIWACK CULTURAL CENTRE

\$22 million project that is home to the Chilliwack Art Gallery, HUB International Theatre (584 seats), Rotary Hall Studio Theatre (168 seats), plus 21 music instruction rooms; four arts and crafts studios; meeting rooms; and related amenities.



CHEAM LEISURE CENTRE

\$9 million renovation of the former Cheam Centre showcases a 6-lane, 25 metre swimming pool, lazy river, hot tub, sauna, squash courts, weight training room, fitness equipment, double gymnasium, and meeting and multi-purpose rooms.



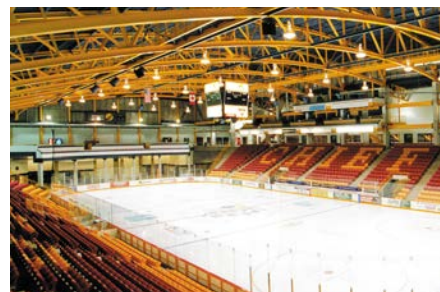
CHILLIWACK GENERAL HOSPITAL

CGH completed a \$35M expansion to its facilities in 2011. Built in 1911, now has a modern laboratory & emergency room with cutting edge equipment. Many departments in the hospital received renovations, including the cardiopulmonary clinic, ambulatory care, medical daycare and paediatric care.



EAGLE LANDING

This 700,000 SF commercial development includes Home Depot, Walmart Supercentre and Galaxy Cineplex Cinemas.



CHILLIWACK COLISEUM

The Coliseum is a 100,00 SF multi-purpose facility with two NHL-sized ice surfaces. The main rink has seating for 5,000+ for sporting events and the building can accommodate over 6,000 people for concerts. Home to the Chilliwack Chiefs, it also hosts numerous community recreation programs, conferences and concerts.



CHILLIWACK YMCA

The Chilliwack YMCA is now 36,700 sq.ft, 25 percent bigger than the previous facility. The new YMCA features a 4,600 sq.ft. swimming pool, gymnasium, cycle and group fitness studios, stretching and adaptive space, five multipurpose rooms, social areas, play areas and an outdoor playground.



CHILLIWACK CURLING CLUB

This facility is another addition to the redevelopment of the Landing site, following in the footsteps of the Chilliwack Cultural Centre, Chilliwack Coliseum and the Chilliwack Landing Leisure Centre. It's also utilized for other community events that include minor sports activities, trade shows, weddings, and receptions.



BUSINESS PARKS

- Cattermole Industrial Estates
- Legacy Pacific Industrial Park
- Progress Way Industrial Park
- Chilliwack Food and Beverage Processing Park



HWY 138 EXIT

Approximate HWY exposure
8,000+ Vehicles per day

96 FT

ENTRANCE 1

Lot Size: 10.6 Acres

1,000 FT

HWY 1 EASTBOUND

HWY 1 WESTBOUND

ENTRANCE 2

670 FT

1,141 FT



1,141 FT

670 FT

96 FT

Lot Size: 10.6 Acres

ENTRANCE 1

1,000 FT

HWY 1 EASTBOUND

ENTRANCE 2

Approximate HWY exposure
8,000+ Vehicles per day

HWY 1 WESTBOUND



HWY 138 EXIT

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POPKUM MOTOR PARK

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