

# SUMMERWIND APARTMENTS

9452 FLETCHER STREET  
CHILLIWACK, BC



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\*Personal Real Estate Corporation

# 9452 | FLETCHER STREET CHILLIWACK, BC

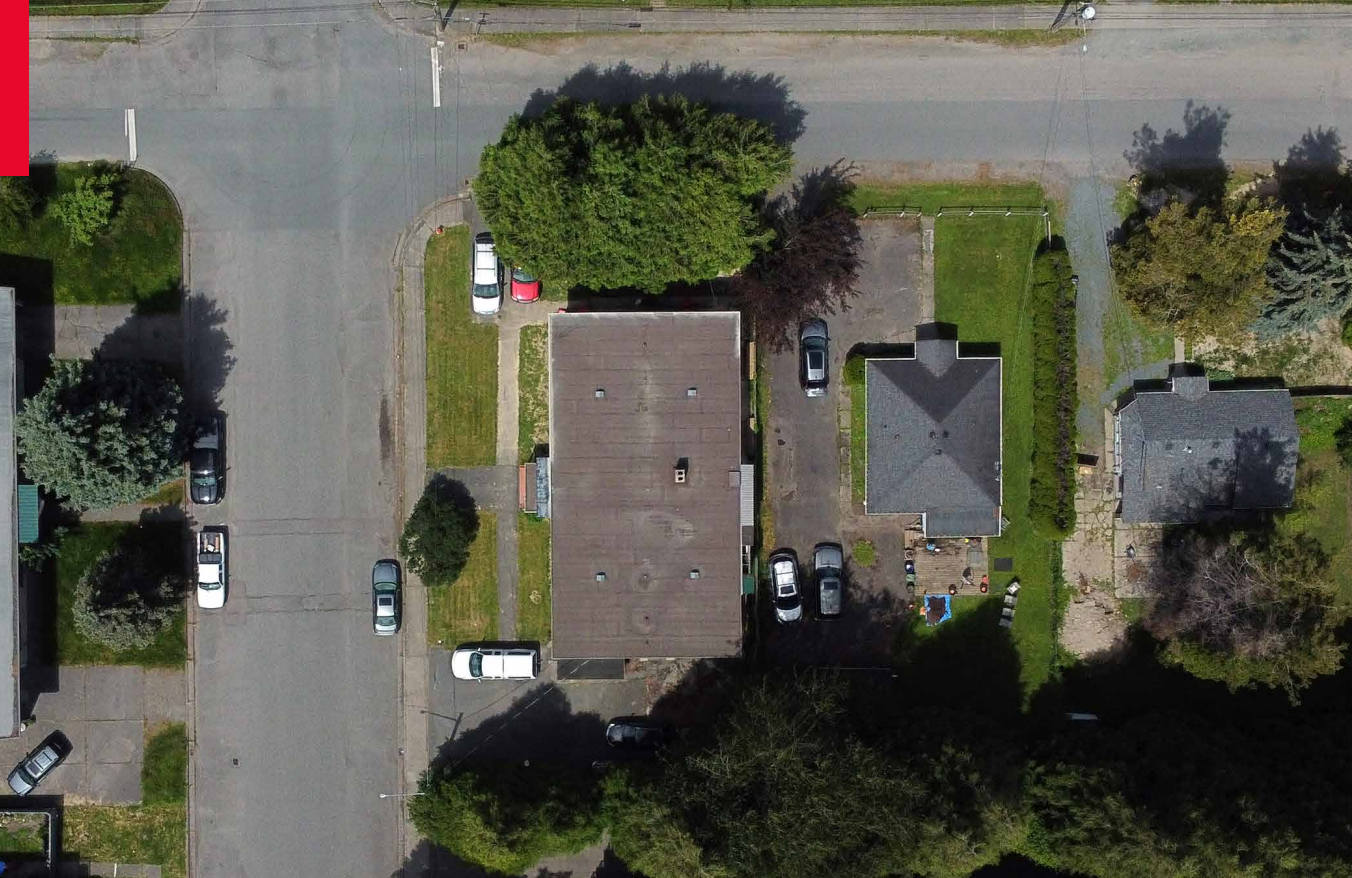
## OPPORTUNITY

Summerwind Apartments offers investors an excellent opportunity to acquire an 8-unit building with consistent rental history. Situated on a 7,841 square foot corner lot in a highly desirable central location; close to local amenities, transportation and shopping. Built in 1957, this well-maintained building offers a significant 55% upside on rents with tenant turnover in an area experiencing record low vacancy rates. Complete with a newly constructed, tastefully built-out, 2-bedroom unit, that is ready for immediate rent-up. The property has been continually upgraded and maintained, ensuring long-term sustainability and minimizing overall deferred maintenance. This compelling investment is a solid choice for investors seeking strong returns and long-term growth.

## PROPERTY DETAILS

Address	9452 Fletcher Street, Chilliwack, BC
Legal	PL NWP1737 LT 7 BL 8 DIVISION "E" NEW WESTMINSTER
PID	012-329-401
Zoning	R1-A (Legal Non-Conforming)
Parking	Ample Surface & Street
Lot Size	7,841 SF   0.18 Acres
Construction	2 Storey Woodframe
Units	8 (1 Unauthorized)
Year Built	1957
Property Taxes (2025)	\$5,666.78
Asking Price	\$1,740,000





# INVESTMENT HIGHLIGHTS



## Below Market Rents

Below market rents providing the purchaser with great upside opportunity upon tenant turnover.



## Suite Mix

Mix of 6 One-Bedroom, 1 Two-Bedroom and 1 Three-Bedroom units.



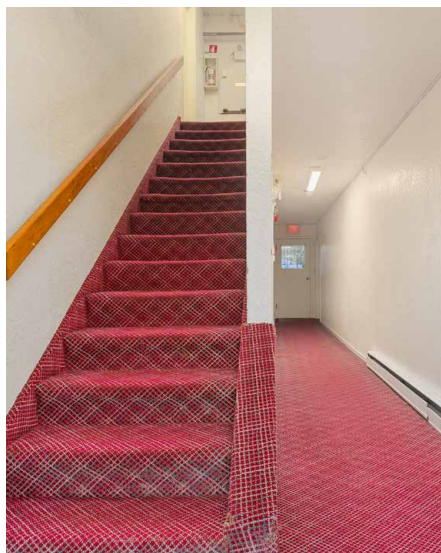
## Low Vacancy

The immediate region has a low 3.5% vacancy rate as per the CMHC 2025 data.



## Location

Close to a number of town amenities, parks, schools and transit, with easy access to main arteries all while being surrounded by beautiful greenery.



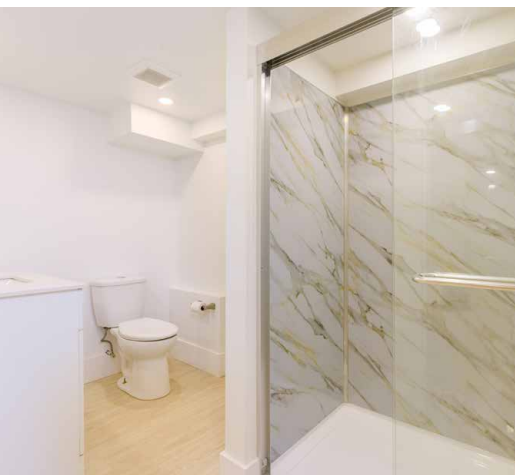
## Strong Market Fundamentals

Summerwind Apartments is centrally located in the Chilliwack area and is well positioned to benefit from the regions low vacancy rates, healthy population and upward pressure on rents.



## Active Repair and Maintenance by Existing & Previous Ownership

Extremely well maintained building with limited near-term capital expenditures required.



## UNIT SUMMARY

Unit Type	1 Bedroom	2 Bedroom	3 Bedroom
Total Units	6	1	1
Current Avg. Rent	\$1,002	\$2,200	\$2,300
Market Rent	\$1,300	\$2,200	\$2,300
% Below Market	30%	0%	0%

Walk Score

Bike Score

Transit Score



95

66

45

## LEGEND

- 1 District 1881 Mall
- 2 Save-On Foods
- 3 Central Community Park
- 4 Esso
- 5 RBC
- 6 Central Elementary
- 7 General Hospital
- 8 Public Library

*Summerwind  
Apts.*

Trans Canada  
10 Min. Drive



# DEMOGRAPHICS (3 MINS DRIVE)

11,616

Population



Average Household Size



Median Age

CA\$59,714

Median Household Income



CA\$401M

2021 Household Aggregate Income



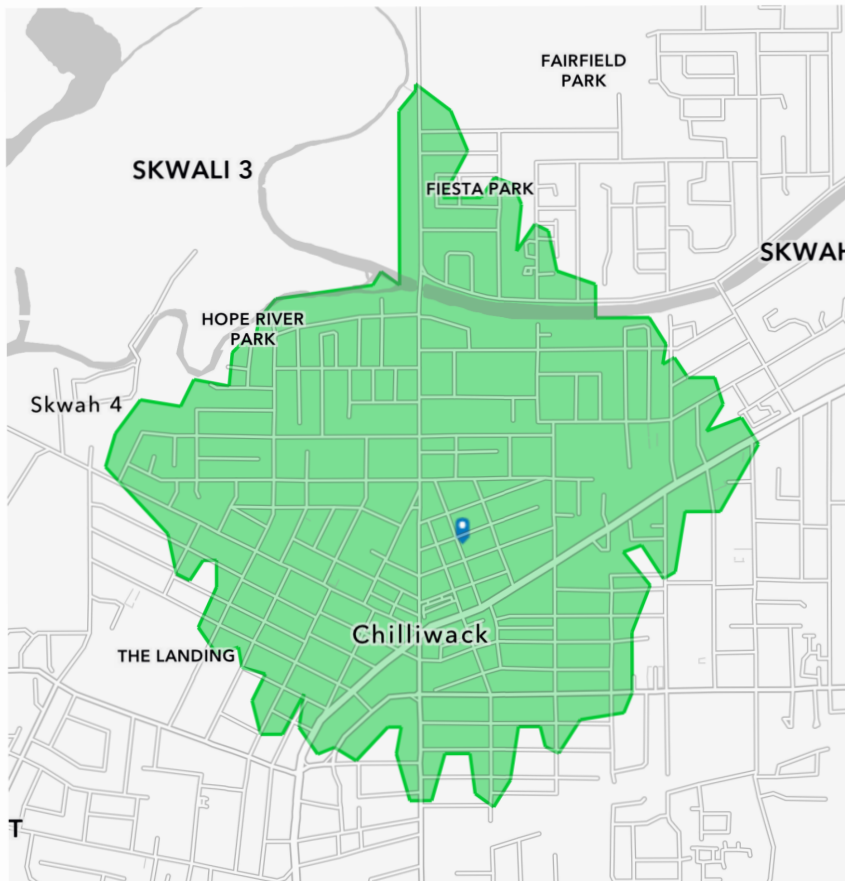
CA\$230M

2021 Household Discretionary Aggregate Income



CA\$337M

2021 Household Disposable Aggregate Income



## ANNUAL HOUSEHOLD SPENDING



CA\$3M

2021 Alcoholic Beverages Served On Licensed Premises



CA\$22M

2021 Health Care



CA\$14M

2021 Clothing



CA\$36M

2021 Food Purchased From Stores



CA\$21M


2021 Food Purchased From Restaurants



CA\$216K

2021 Purchase of Pets, Related Pet Goods

Source: This infographic contains data provided by Environics (2024).



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