

FOR SALE

45916 Railway Avenue, Chilliwack, B.C.

SECURE, LEVEL, INDUSTRIAL YARD

FLEXIBLE M-1 ZONING

PRIME LOCATION



RAILWAY AVENUE

Matthew Syberg-Olsen

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Boe Iravani*

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Marcus & Millichap

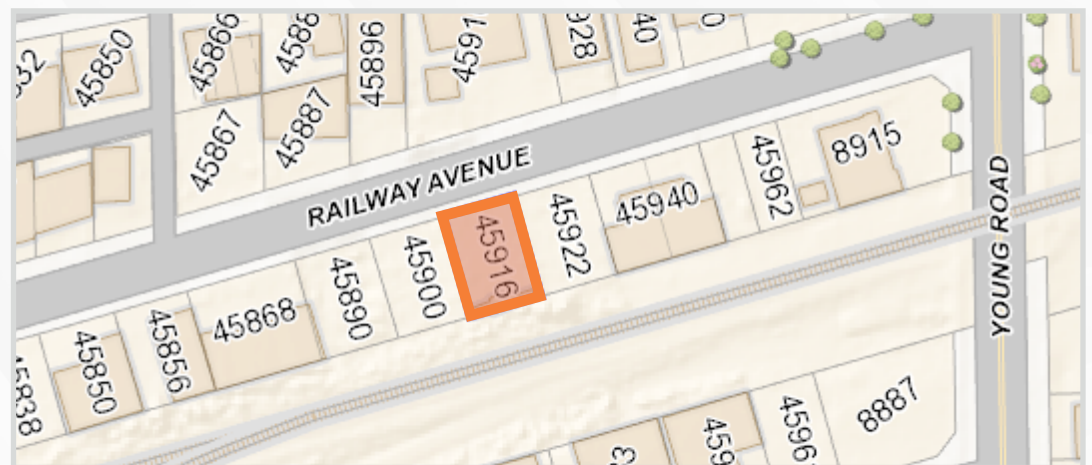
OPPORTUNITY

Marcus & Millichap is pleased to offer the opportunity to purchase a 5,770 square foot, secure, level industrial yard in Chilliwack's downtown industrial area. M-1 zoning allows for light manufacturing, warehousing and a variety of trade uses. Proximity to Yale and Young Roads facilitates easy access to Highway 1 and the Greater Chilliwack area. Utilities are at the lot line and property is ideal for owner/users looking for yard space or build-to-suit opportunities.

SALIENT DETAILS

PID:	008-906-327
Lot Size:	5,770 Square Feet
2024 Taxes:	\$4,808.54
Zoning:	M-1 Light Industrial (food processing, light industrial, research and development lab, tradesperson, warehousing)
Electrical Service:	At lot line
Water/Sewer:	At lot line
Possession:	TBD
Asking Price:	\$699,000

**Please note that all property boundaries shown are approximate*



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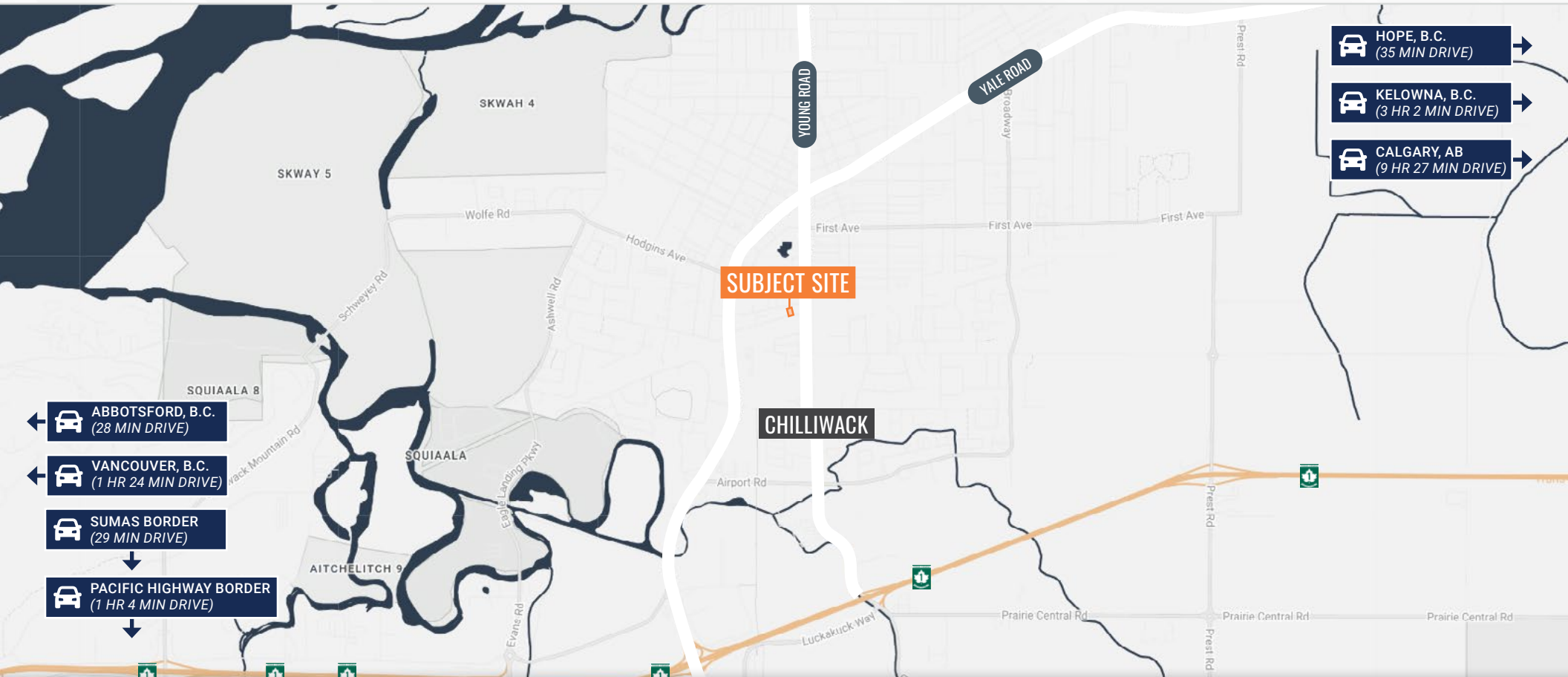
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